



## PERCY ROAD, AYLESTONE

£975

Nestled in the sought-after suburb of Leicester on Percy Road, this charming two-bedroom mid-terraced house presents a wonderful opportunity for both first-time buyers and those looking to downsize. The property is well presented and boasts modern features, including gas central heating and PVC double glazing, ensuring comfort and efficiency throughout the year.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, with stairs leading to the first floor. Adjacent to the lounge, you will find a convenient cloakroom/WC, perfect for guests. The dining room flows seamlessly into a contemporary kitchen, which is equipped with stylish modern units, woodblock effect worktops, and essential appliances including a built-in oven, gas hob, and extractor fan. The kitchen also features patio doors that open to the side, allowing for an abundance of natural light and easy access to the outdoor space.

The first floor comprises two well-proportioned bedrooms, offering ample space for relaxation and rest. A family bathroom completes this level, featuring a shower over the bath, catering to all your bathing needs.

MOORE  
& YORK



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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