



86 Milligan Road, Leicester
Leicester

£197,500



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Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED BAY WINDOW TERRACED HOME
- LOUNGE, DINING ROOM, KITCHEN & UTILITY ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM & DOWNSTAIRS WC
- GAS HEATING & DOUBLE GLAZING
- EASILY MAINTAINABLE GARDEN
- POPULAR LOCATION
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

Hardwood and leaded light glazed door to;

LOUNGE

17' 5" x 10' 10" (5.31m x 3.30m)

UPVC sealed double glazed bay window to front aspect, meters cupboard, display fire and surround, radiator, TV point, glazed double doors to;

DINING ROOM

12' 6" x 10' 10" (3.81m x 3.30m)

Stairs leading to first floor accommodation, double radiator, UPVC sealed double glazed window, stripped and varnished wood panel flooring.

KITCHEN

12' 6" x 6' 7" (3.81m x 2.01m)

Comprising single drainer sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementing wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash backs, UPVC sealed double glazed window and door to rear aspect, wall mounted gas boiler.

UTILITY ROOM

6' 7" x 5' 3" (2.01m x 1.60m)

Radiator, work surface with cupboard under, plumbing for automatic washing machine, UPVC sealed double glazed window.

CLOAKROOM/WC

Low level WC and wash hand basin, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1

11' 10" x 10' 10" (3.61m x 3.30m)

Radiator, UPVC sealed double glazed window, over stairs cupboard.

BEDROOM 2





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REAR GARDEN

ON STREET

1 Parking Space

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Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.