



217 Aylestone Road, Leicester
Leicester

Offers Over £200,000



217 Aylestone Road

Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CHARACTER THREE STORY TERRACE HOME
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS & BATHROOM
- EXCELLENT POTENTIAL
- EASY ACCESS CITY CENTRE, LRI & DMU
- EASILY MAINTAINABLE GARDEN
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

LOUNGE

11' 9" x 10' 9" (3.58m x 3.28m)

Meters cupboard, window to front aspect, radiator.

INNER LOBBY

Under stairs storage.

DINING ROOM

12' 0" x 10' 9" (3.66m x 3.28m)

Radiator, secondary glazed window to rear aspect, enclosed stairs to first floor accommodation.

KITCHEN

12' 0" x 6' 0" (3.66m x 1.83m)

Sink unit with cupboards under, matching base unit with drawers and cupboards under, tiled splash backs, wall mounted gas boiler.

OUTER LOBBY

Sealed double glazed door to rear garden

BATHROOM

7' 8" x 4' 8" (2.34m x 1.42m)

Three piece suite comprising panel bath, pedestal wash hand basin and low level WC, radiator, tiled splash backs.

FIRST FLOOR

BEDROOM 1

13' 8" x 11' 2" (4.17m x 3.40m)

Radiator, secondary glazed window, over stairs cupboard.

BEDROOM 2

12' 0" x 8' 1" (3.66m x 2.46m)

Radiator, sealed double glazed window, airing cupboard.





SECOND FLOOR

BEDROOM 3

14' 2" x 13' 7" (4.32m x 4.14m)

Radiator, sealed double glazed window.

OUTSIDE

Block paved garden area to rear, forecourt garden to front.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks





IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and floor 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.





REAR GARDEN

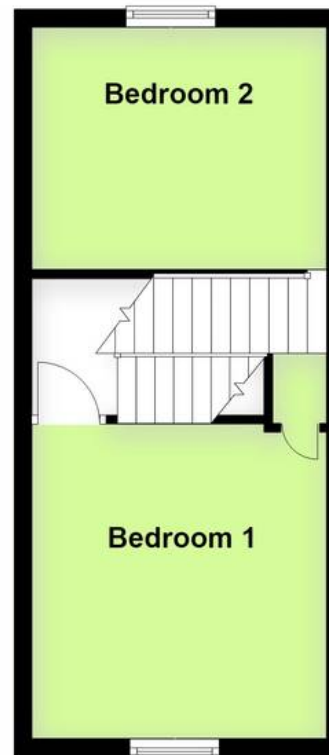
OFF STREET



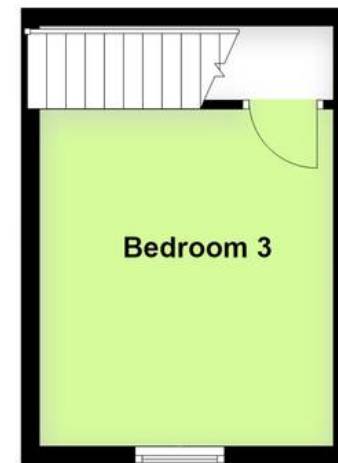
Ground Floor



First Floor



Second Floor





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