



Eileen Avenue

Off Egerton Avenue, Leicester

£230,000

0116 266 9977
www.seths.co.uk

***** EXCELLENT CONDITION - IDEAL FOR FIRST TIME BUYERS *****

Well-presented three bedroom semi-detached situated near Abbey Lane.

The accommodation comprises, entrance porch, entrance hall, LOUNGE, DINING ROOM, kitchen, three bedrooms and a bathroom. The property benefits from gas fired central heating, driveway, and a rear garden.

Viewing is recommended and is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect with door to :

ENTRANCE HALL Laminated flooring, access to under stairs storage cupboard, radiator and staircase off.

LOUNGE 13' 07" x 10' 11" (4.14m x 3.33m) Double glazed window to front aspect, laminated flooring, gas fireplace with surround and radiator.

DINING ROOM 15' 07" x 10' 11" (4.75m x 3.33m) Door to rear garden, laminated flooring, gas fireplace with surround and radiator.

Belgrave Office
20 Loughborough Road
Leicester
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Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm

KITCHEN 9' 01" x 8' 05" (2.77m x 2.57m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, gas point for cooker, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, double glazed window to rear aspect and door to lobby area.

LOBBY AREA Double glazed door to garden area and access to :

CLOAKROOM Close coupled w.c.

STORE ROOM Access to store room.

FIRST FLOOR

LANDING Double glazed window to side aspect and access to store room.

BEDROOM 1 13' 08" x 11' 00" (4.17m x 3.35m) Double glazed window to front aspect, carpeted and radiator.

BEDROOM 2 13' 00" x 11' 02" (3.96m x 3.4m) Window to rear aspect, carpeted and radiator.

BEDROOM 3 7' 10" x 6' 08" (2.39m x 2.03m) Double glazed window to front aspect, carpeted and radiator.

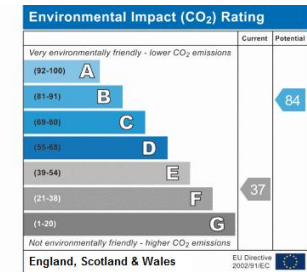
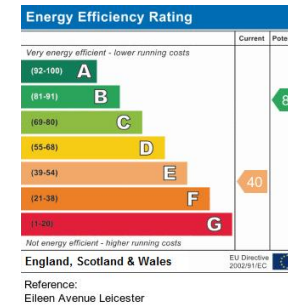
OUTSIDE

FRONT Driveway to the front with space for one car.

REAR Slabbed patio area, lawned area and gated access to the front.



TOTAL FLOOR AREA: 938 sq.ft. (87.0 sq.m.) approx.
When areas are given they are meant to assist the accuracy of the floor plan. Measurements are given in feet and inches and in metres and centimetres. Measurements are given to the nearest millimetre. The floor area is not intended to be used for legal purposes. The floor area is not intended to be used for legal purposes. The floor area is not intended to be used for legal purposes.



RICS



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