

FOR SALE



PERCY ROAD
AYLESTONE
LEICESTER
LE2 8FN

£210,000

FEATURES

- No chain
- Popular location
- Three Bedrooms
- Kitchen / Diner
- Spacious rear garden
- Freehold
- Walking distance to local shops
- Lounge
- Family bathroom
- Off road parking for one car



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

LOUNGE

12'6" x 9'11"

Carpeted, radiator, uPVC double glazed bay window

KITCHEN / DINER

17'4" x 12'5"

Fitted wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dining table, laminate flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

BEDROOM 1

12'0" x 10'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

10'7" x 10'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'1" x 6'4"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with mixer tap, laminate flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a gravel driveway with space for one car. To the rear of the property is a generously sized garden, predominantly laid to lawn, offering an excellent outdoor space ideal for both relaxation and entertaining. A slabbed patio area provides the perfect setting for outdoor dining and seating, while the attractive pond feature adds character and charm.

Surrounded by a combination of mature trees, established hedges and wooden fencing, the garden enjoys a good degree of privacy and creates a peaceful and secluded atmosphere. The spacious layout offers plenty of room for families, gardening enthusiasts, or those looking to enjoy versatile outdoor living.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband



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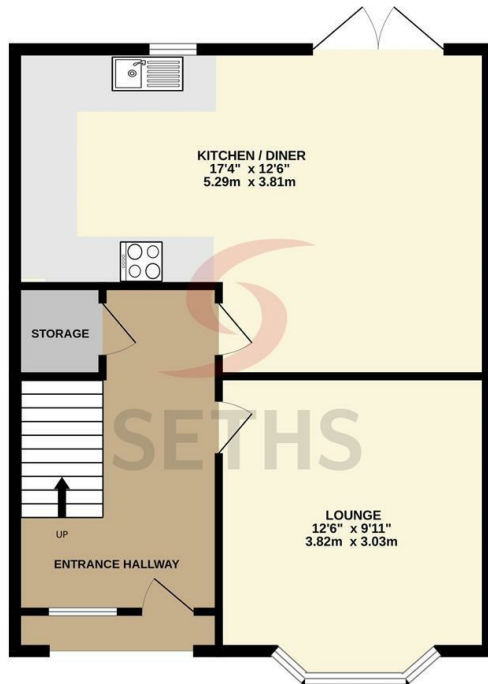
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www.seths.co.uk

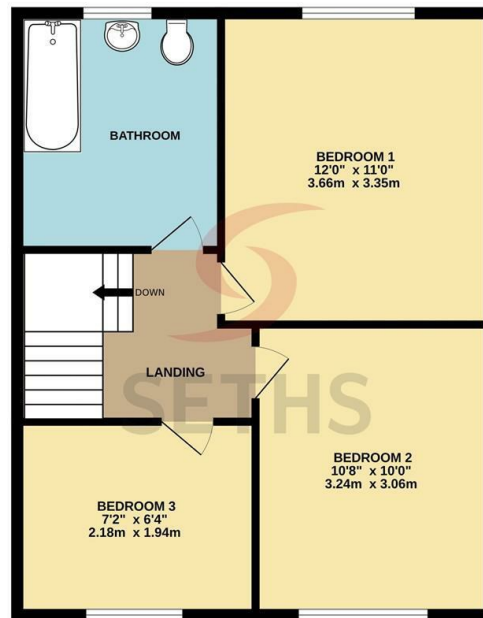
Council Tax Band

A

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 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 are advised to recheck the measurements.

