



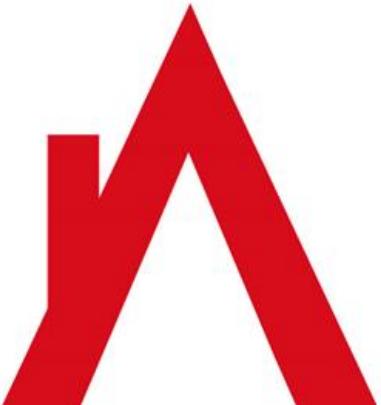
Alton Road

Aylestone LE2 8QB

£180,000

- Semi Detached Property
- Off Road Parking
- Well Proportioned Rear Garden
- Council Tax Band A
- Two Bedrooms
- No Upward Chain
- Popular Location
- EPC Rating TBC

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**Brief Description**

Available with no upward chain, this semi detached property is ideal for both first time buyers and investors with a potential monthly rent of £775 pcm. The property briefly comprises of; entrance porch, hallway, lounge and kitchen/diner on the ground floor. Whilst the first floor offers two good size bedrooms and a fitted three piece shower suite. Outside and to the front offers off road parking with a well maintained and good proportioned garden to the rear.



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The Accommodation

Location

Aylestone is located around 3 miles south East of Leicester City Centre. The location is convenient for local shops, supermarkets, access to Wigston town centre, Leicester City centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Montrose Primary School and Marriott Primary School.

DRAFT DETAILS AWAITING VENDOR APPROVAL

Entrance Porch 1' 10" x 7' 0" (0.56m x 2.13m)

UPVC double glazed frosted window and door surround.

Hallway 13' 0" x 5' 2" (3.96m x 1.57m)

Staircase to first floor with storage cupboard under, UPVC double glazed frosted window to side aspect, radiator.

Lounge 15' 2" x 10' 9" (4.62m x 3.27m)

UPVC double glazed windows to front aspect, radiator, gas fire with surround.

Kitchen/Diner 7' 10" x 16' 5" (2.39m x 5.00m)

Fitted with a range of wall mounted and base level units with square edged work surfaces, integrated fridge and freezer, washing machine, tiled floor, spotlights, gas hob with oven below and extractor above, boiler, sink and drainer unit with splash back tiles, radiator, UPVC double glazed windows and door to rear aspect.

First Floor Landing

UPVC double glazed frosted window overlooking the side aspect, loft access.

Bedroom 1 10' 10" x 16' 4" (3.30m x 4.97m)

UPVC double glazed windows overlooking the front aspect, radiator.

Bedroom 2 10' 3" x 8' 4" (3.12m x 2.54m)

UPVC double glazed window overlooking the rear aspect, radiator.

Shower Room 7' 2" x 7' 8" (2.18m x 2.34m)

Fitted three piece shower suite comprising of; shower enclosure, W/C, pedestal sink, UPVC double glazed frosted window overlooking the rear aspect, radiator. storage cupboard housing water tank,

Outside (Front)

Partly paved over to allow for off road parking with remain being laid to lawn.

Outside (Rear)

Partly laid to lawn with paved patio areas at front and rear of the garden, brick built storage shed and W/C, timber fence surround.

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Useful Information

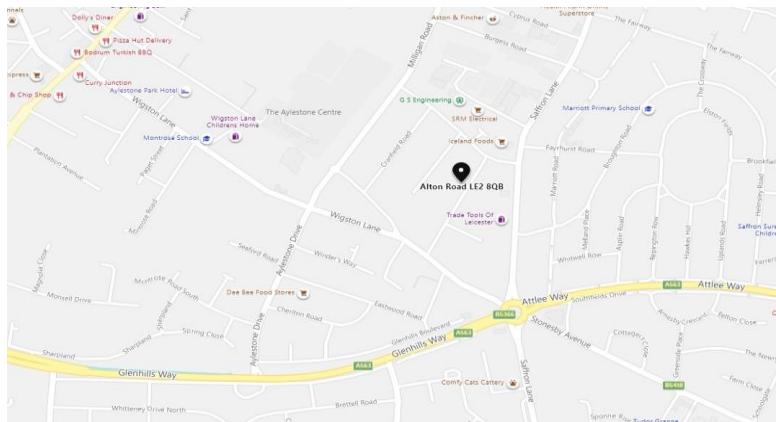
Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

Tenure: Freehold

Council Tax Band: A

Local Authority: Leicester City Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 288 3872



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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