

FREEHOLD



House - End Terrace (EPC Rating: D)

**AIKMAN AVENUE, NEW PARKS, LEICESTER, LE3
9JG**

Offers Over

£175,000



3 Bedroom House - End Terrace located in Leicester

***** 3 BEDROOM SEMI-DETACHED HOME ON AIKMAN AVENUE, NEW PARKS *****

Seths is pleased to offer this 3 bedroom semi-detached property on Aikman Avenue, New Parks.

The property welcomes you with a neat front garden, leading into the lounge area. The kitchen and dining area on the ground floor offer a practical space. Moving to the first floor, you'll find three bedrooms, providing ample space. A bathroom completes the first-floor layout.

Contact Seths today to arrange a viewing and explore the possibilities this property has to offer.

ENTRANCE HALL

Laminate flooring, storage cupboard located under the stairs, stairs leading up to the first floor, providing access to the lounge and kitchen diner, radiator.

LOUNGE

12'2" x 14'0"

Carpeted flooring, double glazed window facing the front aspect, radiator.

KITCHEN/DINER

18'5" x 10'4"

Laminate flooring, radiator, base and eye level units, plumbing for a washing machine, stainless steel sink, double glazed window facing the rear aspect x2, pantry, space for gas cooker, access to the garden.

FIRST FLOOR

LANDING

Carpeted flooring, radiator, double glazed window facing the front aspect, storage cupboard.

BEDROOM 1

12'10" x 12'3"

Carpeted flooring, radiator, double glazed window facing the front aspect, in built cupboard.

BEDROOM 2

12'3" x 8'9"

Carpeted flooring, radiator, double glazed window facing the rear aspect, storage cupboard.

BEDROOM 3

9'0" x 7'8"

Carpeted flooring, radiator, double glazed window facing the front aspect, in built storage cupboard.

BATHROOM

Laminate flooring, standing radiator, toilet, wash hand basing, polyvinyl bathtub with mixer, double glazed window facing the rear aspect.

OUTSIDE

To to the front a front garden provides access to the entrance and a side entrance via block paving, leading to the garden through a wooden gate, front garden features a lawned area and is secluded by wooden fencing along the perimeter, To the rear the garden features a block paved patio area leading to a step up, to a grass lawn, garden features a brick built shed and is secluded by wooden fencing along the perimeter.

COUNCIL TAX BAND - A

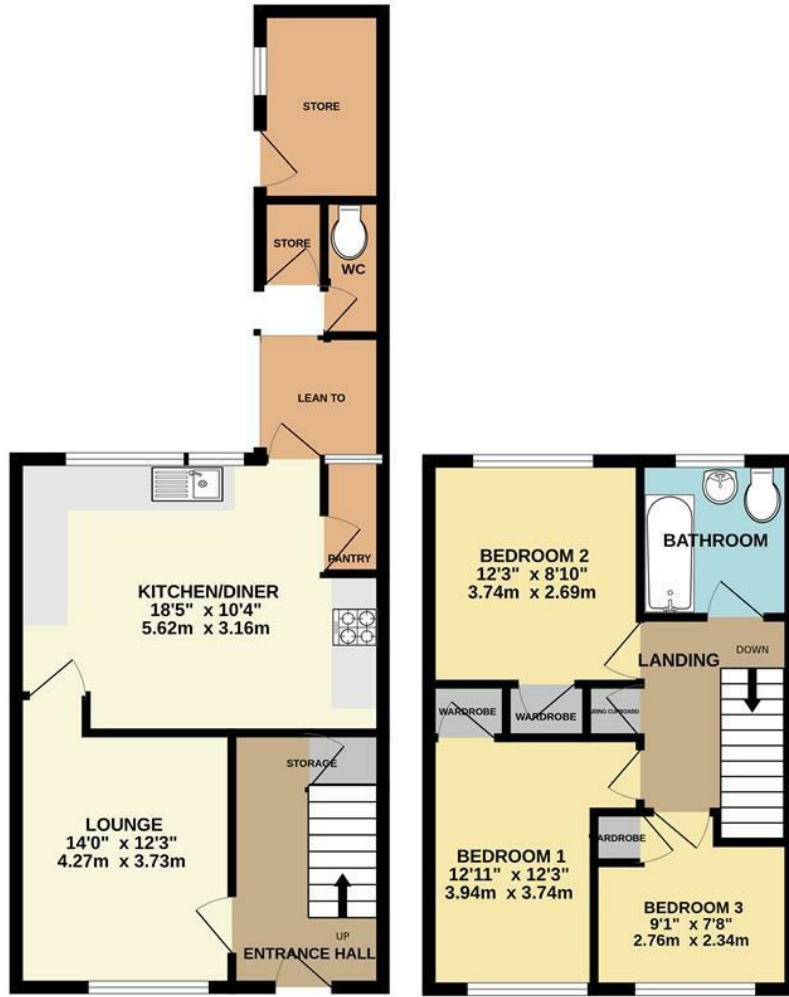
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ADDITIONAL INFORMATION



GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

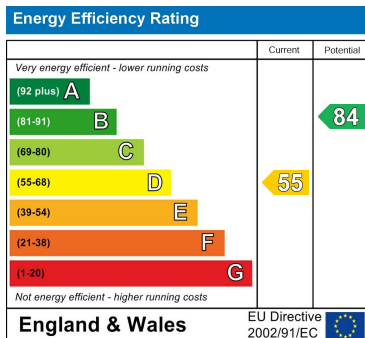
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

A

Energy Performance Graph



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