

# Aston & Co

ESTATE & LETTING AGENTS



99 Percy Road  
, LE2 8FQ  
£220,000



No Upward Chain! Located in the heart of Aylestone is this well presented three bedroom mid terrace house. Perfect for first-time buyers, growing families, or investors alike, this home offers comfortable living across two well-proportioned floors.

To the ground floor, there is an entrance hallway, spacious through lounge/diner with patio door leading to the rear garden and a separate kitchen space. To the first floor are three good sized bedrooms and a fully fitted three piece bathroom suite.

This delightful property is ideally located within easy reach of excellent local amenities including reputable schools, nearby parks, convenient shopping facilities, and superb transport links — all contributing to a well-connected and family-friendly environment.

In addition to all, the property benefits from gas central, UPVC double glazing and a large private rear garden.

Early internal viewing is essential to avoid disappointment.

- No Upwards Chain!
- Three Bedrooms
- Mid Terrace House
- Ideal for First Time Buyers or Investors!
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Gas Central Heating & UPVC Double Glazing.
- Large Enclosed Rear Garden
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band A
- EPC Rating D



## Location

Aylestone is an extremely popular suburb of Leicester standing approx. 3.5 miles south of the city centre. Until 1896 Aylestone was a village but was incorporated in the city following the 1891 Leicester extension act.

The area around the centre including the shops, bars and restaurants, and the 13th Century St. Andrews Church still very much has the feel of a village community and is very popular today due in part to its proximity to the city centre, Fosse Retail Park and the motorway network.

Aylestone Meadows is a 22 acre nature reserve to the West of the area where the River Sence flows into the River Soar and The Grand Union Canal was once a major transport link through the city. A high value wildlife area with a medieval packhorse bridge is now considered to be the largest such area in Leicester and very popular with families, dog walkers and cyclists.

## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Lounge

22'5 x 10'11 (6.83m x 3.33m)



### Kitchen

9'2 x 6 (2.79m x 1.83m)



### Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

### Bedroom Two

10'7 x 10'11 (3.23m x 3.33m)

### Bedroom Three

8 x 9 (2.44m x 2.74m)

### Bathroom

6 x 6'9 (1.83m x 2.06m)

### Outside



### Valuation?

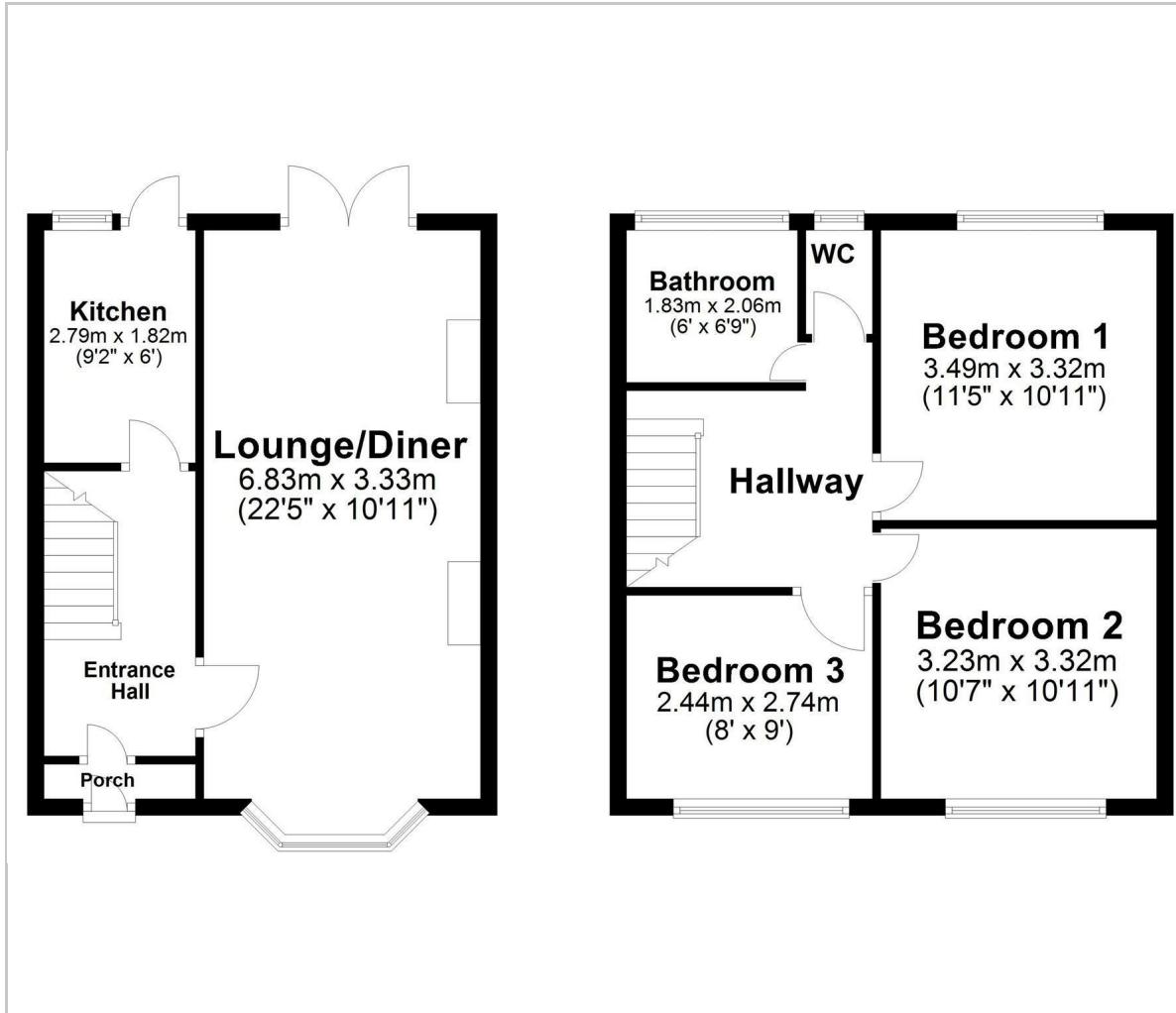
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

### Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

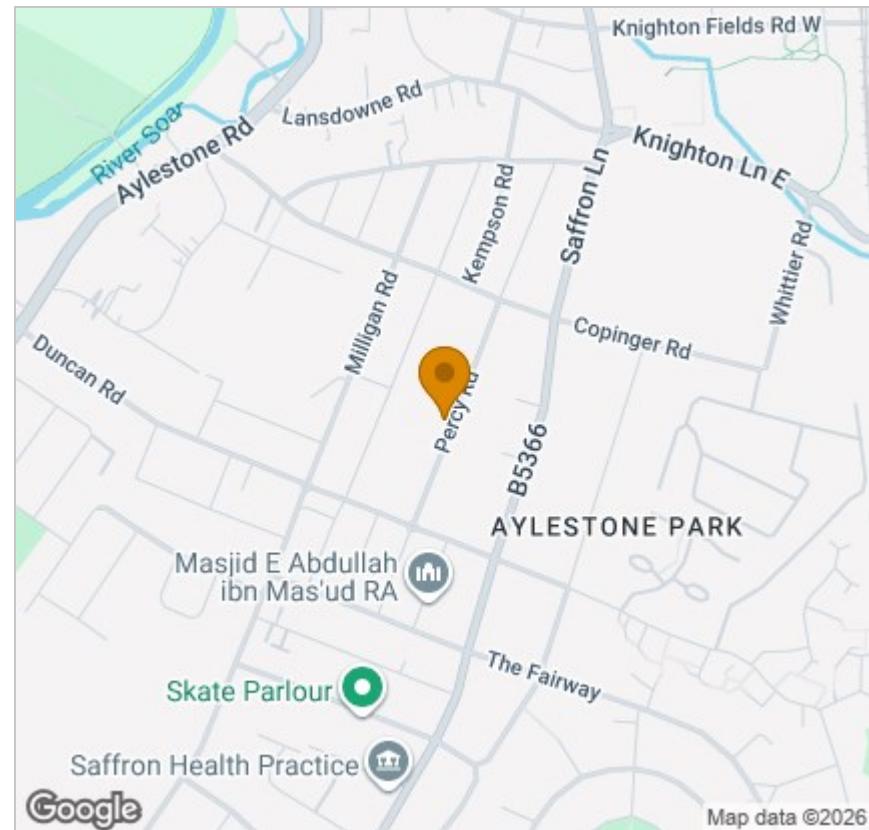
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## Area Map



## Energy Efficiency Graph

