

Aston&Co
ESTATE & LETTING AGENTS

32 Hampden Road

, Leicester, LE4 9EP

£260,000

3 1 2 E

NO CHAIN!
Aston & Co are delighted to offer to the market this spacious semi detached home set in a popular suburb of the city. The accommodation briefly consists of, porch, entrance hall, lounge, dining room and a dining kitchen to the ground floor with three bedrooms and a shower room to the first floor. The property also benefits from upvc double glazing, gas central heating, front garden, off road parking, outside wc and two brick stores. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Semi Detached Home Set in this Popular suburb of The City
- Two Reception Rooms & Dining-Kitchen
- Three Good Size Bedrooms
- Gas Central Heating & Upvc Double Glazing
- No Upward Chain
- Parking For Several Vehicles
- Viewing Essential
- EPC Rating E, Freehold, Council Tax Band C







The Property
The property is entered via a double glazed upvc door leading into.

Porch
With tiled flooring and glazed door leading into.

Entrance Hall
With tiled flooring, stairs to the first floor and provides access to the following.

Lounge
13'10" x 14'6" (4.23 x 4.43)
With window to the front, oak flooring and gas fire with feature surround.

Dining Room
9'6" x 12'3" (2.92 x 3.75)
With window to the front and oak flooring.

Kitchen-diner
13'6" x 9'4" (4.14 x 2.85)
Fitted with a range of floor mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven and hob, sink and drainer unit, tiled flooring and plumbing for a washing machine.

Rear Hall
With door to rear passage way and a shower cubicle.

The First Floor Landing
With window to the rear, storage cupboard and provides access to the following.

Bedroom One
11'10" x 12'3" (3.62 x 3.74)
With window to the front and cast iron fire place.

Bedroom Two
11'5" x 14'6" (3.48 x 4.44)
With window to the front, cast iron fire place and cupboard housing the boiler.

Bedroom Three
9'3" x 8'8" (2.83 x 2.65)
With window to the side.

Shower Room
9'1" x 5'10" (2.79 x 1.78)
Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Outside
To the front is paved garden with walled boundaries
To the rear is a passage way providing access to the rear of the property, wc and two brick built stores.

Services
The property benefits from mains gas, water, electric and drainage.

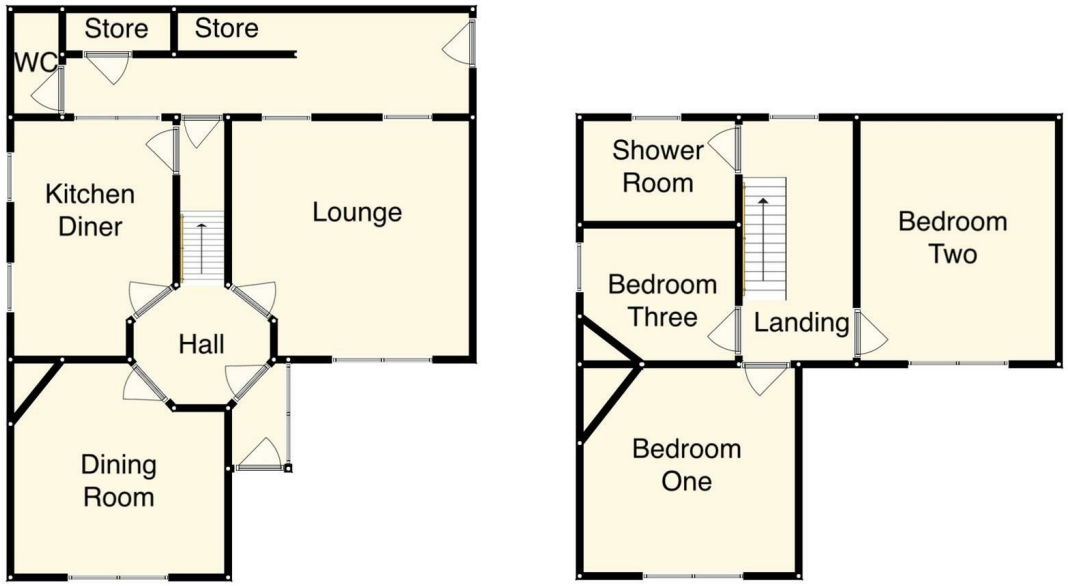








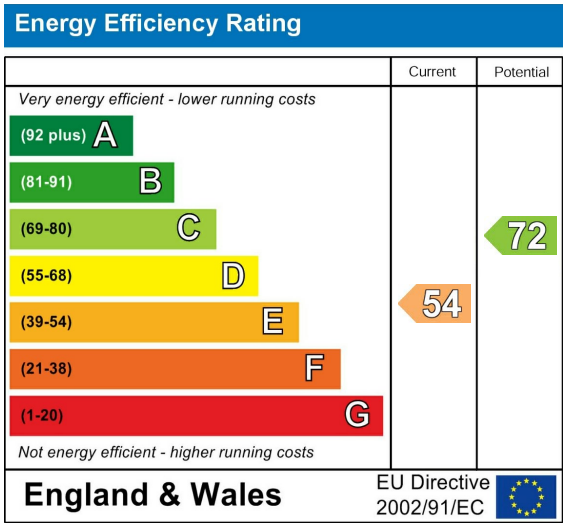
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/