Aston&Co
ESTATE & LETTING AGENTS

22 Warren Avenue

, Leicester, LE4 9WY

£110,000

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Attention First Time Buyers & Investors!
This deceptively spacious maisonette would make a perfect first time buy or investment property. The accommodation briefly consists of, entrance hall, kitchen, lounge-diner, bedroom and a bathroom. The property also benefits from a garden, off road parking and upvc double glazing. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Maisonette
- Some Modernisation Required But Great Potential
- Lounge-Diner, Kitchen, Bedroom & Bathroom
- Garden & Off Road Parking
- 999 Year Lease From 1981
- No Ground Rent or Service Charge
- Ideal First Time Buy or Buy 2 let
- EPC Rating C, Council Tax Band A

Location
The property is located approximately 4 miles north of Leicester city centre. It is within access to the inner ring road and Tesco superstore which can be located in the Hamilton district of Leicester. Barkbythorpe Road also offers access to some of North Leicestershire's desirable villages such as Barkbythorpe which will then lead through to Queniborough.

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

Entrance Hall
With stiars to the first floor providing access to the following.

Lounge-Diner
16'0" x 9'2" (4.90 x 2.80)
(maximum measurements) With window to the rear and storage heater.

Bedroom One
10'6" x 12'0" (3.21 x 3.68)
(maximum measurements) With window to the front and built in wardrobe.

Rear Hall
Providing access to the following

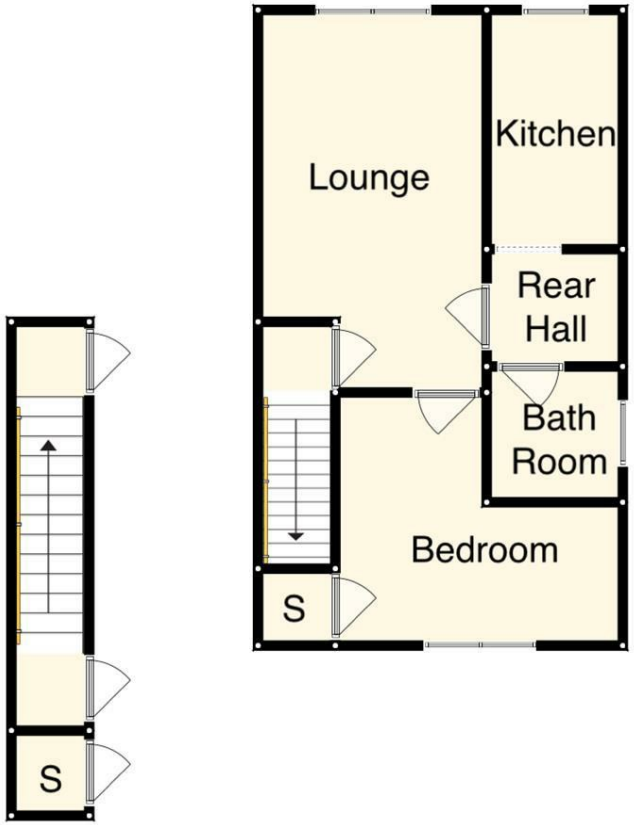
Kitchen
9'10" x 5'10" (3.02 x 1.79)
Fitted with floor mounted units with roll top work surface and tiled splashbacks, sink and drainer unit and plumbing for a washing machine.

Bathroom
5'8" x 5'7" (1.74 x 1.71)
Fitted with a three piece suite comprising, low level wc, pedestal basin, and a bath with shower over.

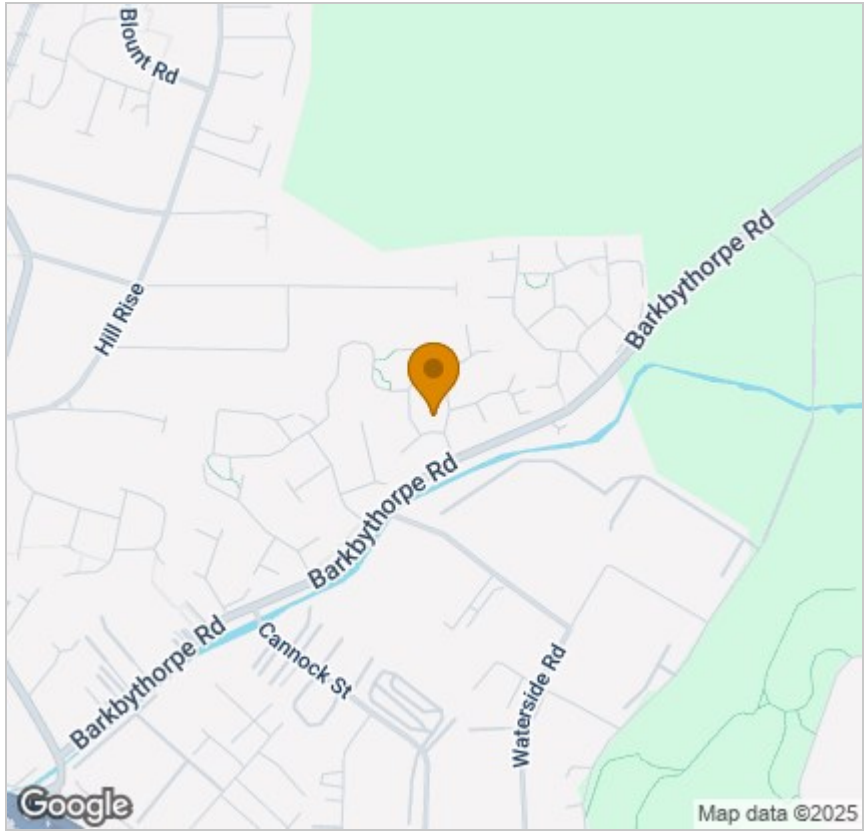
Outside
To the front of the property is a garden and to the side is off road parking for two vehicles.

Services
The property benfits from mains, water, electric and drainage.
Internet standard,super & ultra fast see ofcom checker for more details
Mobile see ofcom checker for more details.

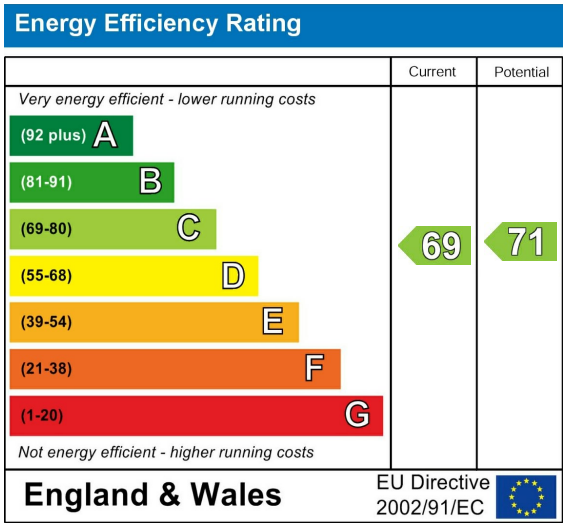
Floor Plan



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.

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