



26 Worcester Avenue
Birstall, Leicester, LE4 4GQ
£240,000



SEMI DETACHED BUNGALOW, POPULAR VILLAGE LOCATION, NO CHAIN!
Aston & Co are delighted to offer to the market this semi detached bungalow set in the popular village of Birstall. The accommodation briefly consists of, entrance hall, kitchen-diner, lounge, two bedrooms and a shower room. The property also benefits from upvc double glazing, gas central heating, low maintenance front and rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Semi Detached Bungalow
- Popular Village Location
- No Upward Chain
- Lounge & Kitchen-Diner
- Two Bedrooms
- Low Maintenance Gardens
- Garage & Parking
- EPC Rating E, Freehold, Council Tax Band B



Location

Birstall is a large village in the Charnwood district of Leicestershire, convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its many local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife is popular with families, walkers and cyclists.

The Property

Entrance Hall

12'4" x 2'11" (3.78 x 0.90)

With loft hatch, cupboard and provides access to the following.

Kitchen-diner

13'1",232'11" x 8'7" (4,71 x 2.62)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and a breakfast bar.

Lounge

10'9" x 15'5" (3.30 x 4.72)

With window to the front, coved ceiling and gas fire with surround.

Bedroom One

13'5" x 10'4" (4.09 x 3.15)

With window to the rear and coved ceiling.

Bedroom Two

8'7" x 8'2" (2.62 x 2.51)

With window and door leading onto the rear garden.

Shower Room

8'7" x 4'4" (2.62 x 1.34)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Outside

To the front is a gravelled garden and a paved drive way leading to the property the garage and gated access to the rear garden.
To the rear is a low maintenance garden with patio and gravelled areas with fenced boundaries.

Garage

15'8" x 8'0" (4.80 x 2.45)

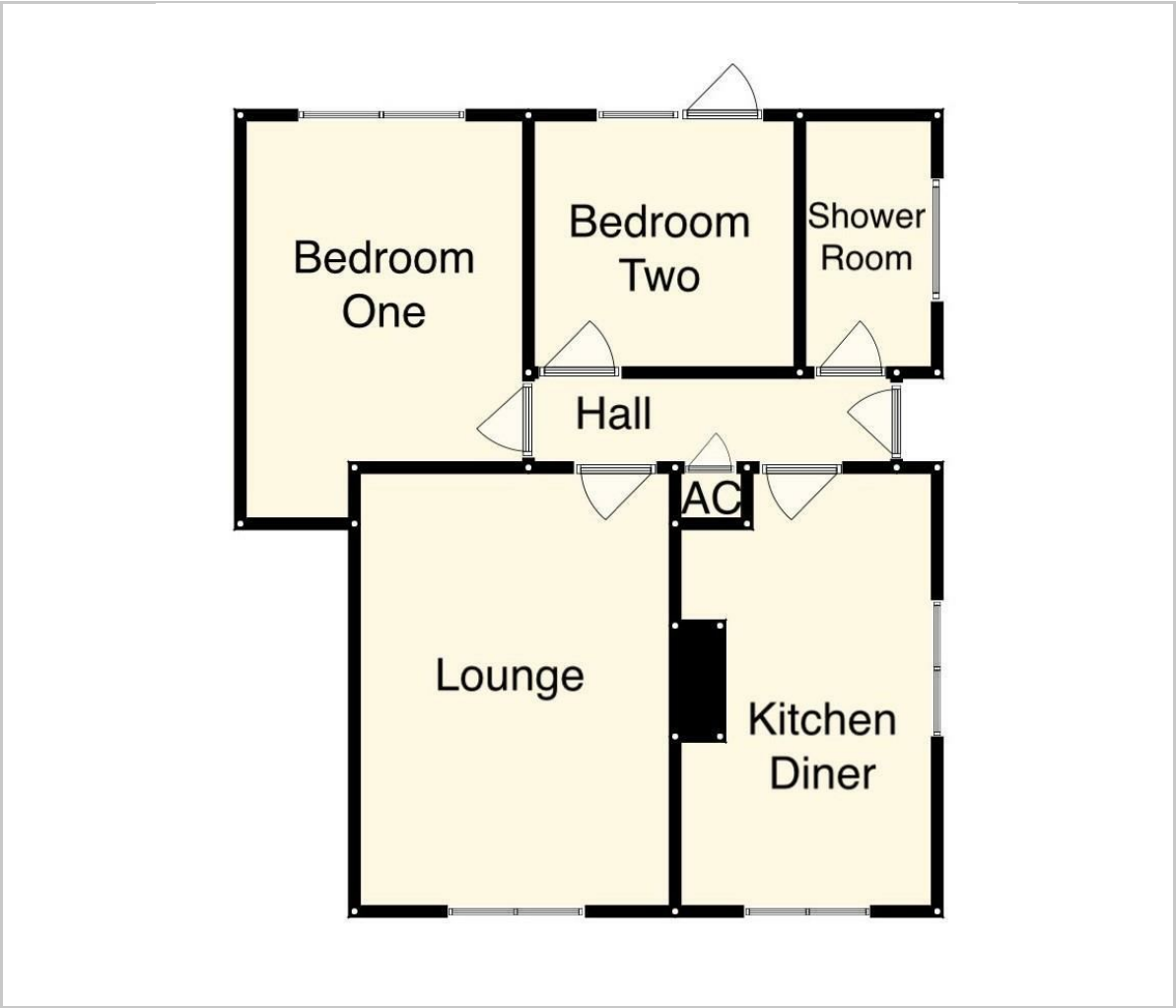
With up and over door, power and light.

Services

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



Floor Plan



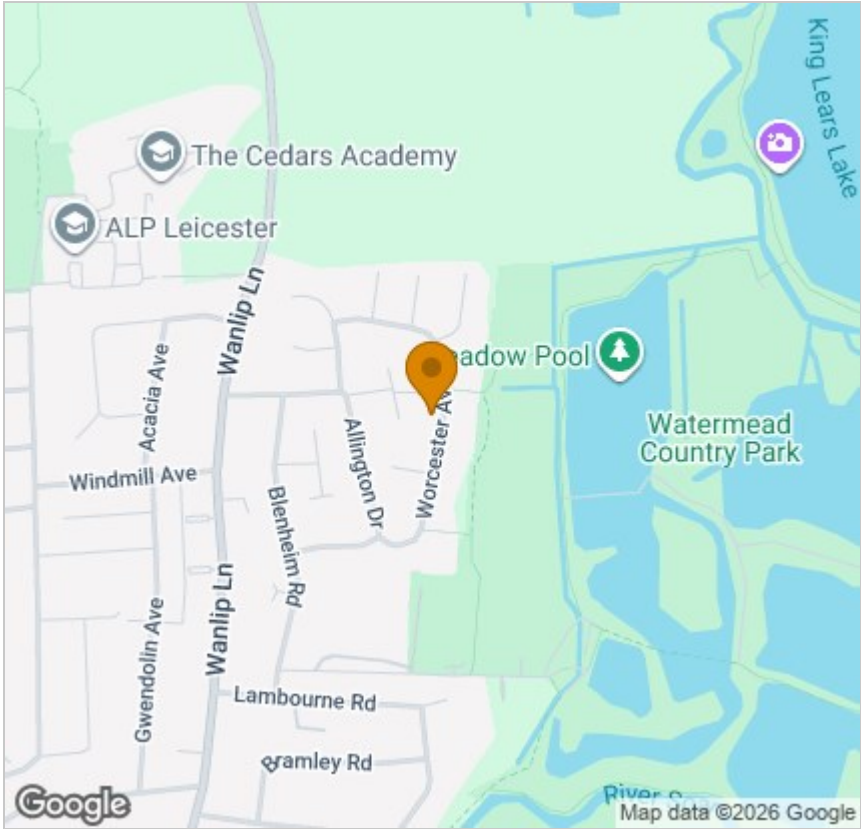
Viewing

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

Area Map



Energy Efficiency Graph

