

Aston&Co
ESTATE & LETTING AGENTS

54 Milligan Road

, Leicester, LE2 8FA

£185,000

2 1 1 D

No Upwards Chain! Ideal for first time buyers or investors with a potential monthly return of £1100pcm, Aston & Co are delighted to offer to the market this well presented two bedroom terrace situated close to local amenities and Leicester City Town Centre.

The property briefly comprises of; through Lounge/Dining Room, Fitted Kitchen & utility room to the ground floor. To the first floor are two double bedrooms and a three piece family bathroom.

The property also benefits from Double Glazing, Gas Central Heating & a low maintenance rear garden. Early Viewing is essential to not miss out.

- Two Double Bedrooms
- Terrace House
- No Upwards Chain!
- Low maintenance rear garden
- GCH & UPVC double glazed
- Close to local ammenites, Leicester City Centre & The Royal Infirmary Hospital
- Council Tax Band A
- EPC Rating D
- Internet - Standard, Super & Ultrafast - See Ofcom for more details







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/Diner
29'7 x 11'2 (9.02m x 3.40m)

Kitchen
12'8 x 6'4 (3.86m x 1.93m)

Utility Room
8'8 x 6 (2.64m x 1.83m)

Bedroom One
15'1 x 12'8 max (4.60m x 3.86m max)

Bedroom Two
12'3 x 9'7 (3.73m x 2.92m)

Bathroom
12'8 x 6'5 (3.86m x 1.96m)

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.

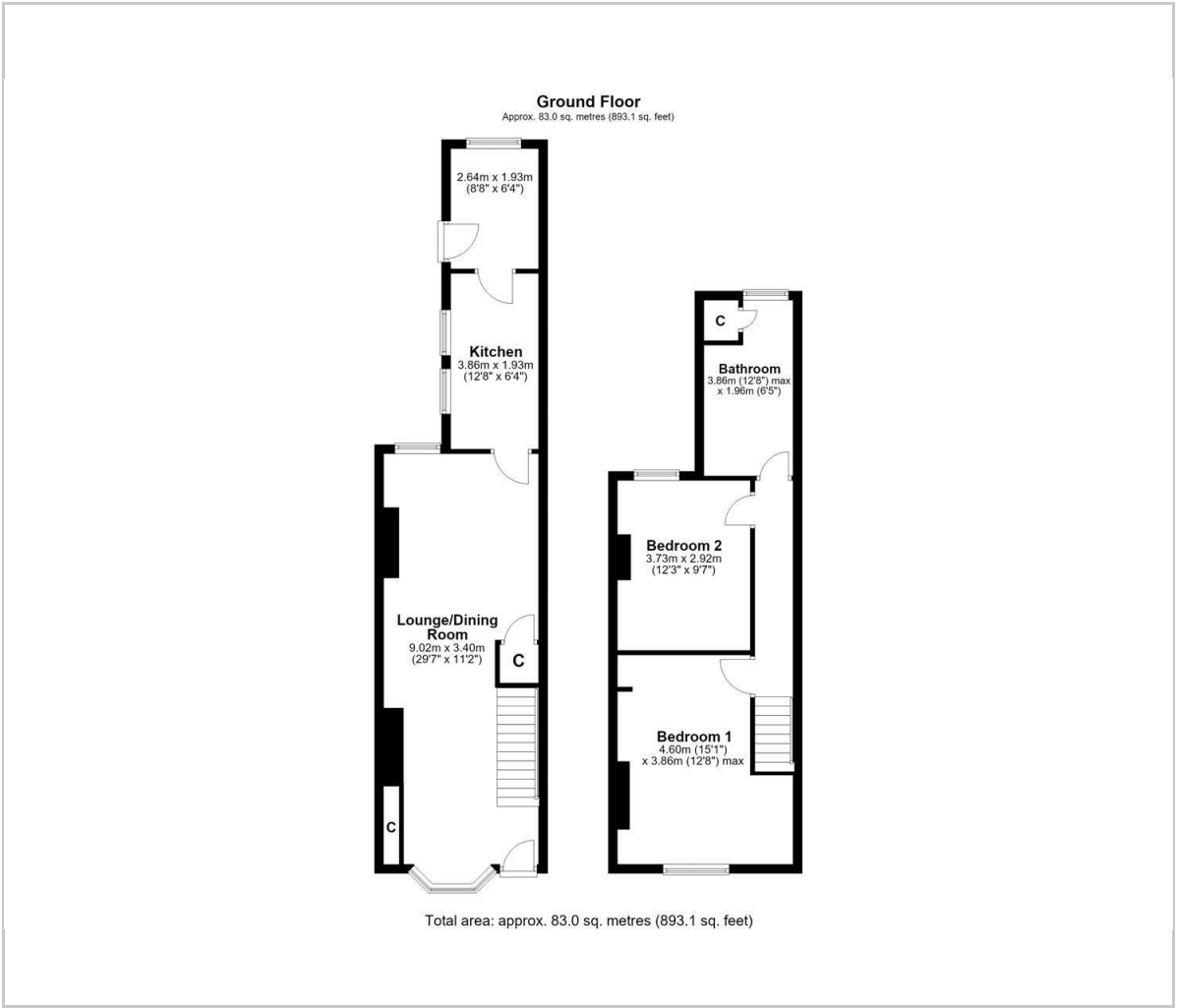








Floor Plan



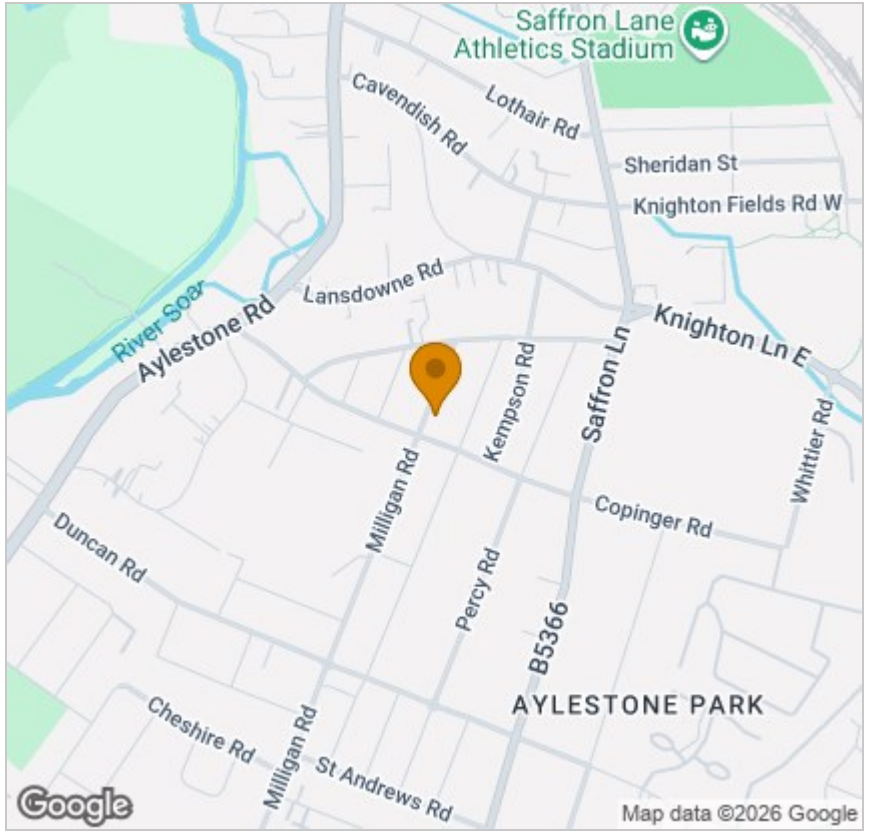
Viewing

Please contact our Wigston Sales Office on 0116 2883872 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.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk https://astonandco.co.uk/

Area Map



Energy Efficiency Graph

