



6 Allenwood Road  
Leicester, LE2 9BB

£230,000



Available with no upward chain and ideal for both first time buyers and investors alike is this three bedroom terrace house located within the Eyres Monsell Estate.

The property itself briefly consists of; entrance hall, lounge, dining room and kitchen on the ground floor. Whilst the first floor offers three good size bedrooms and a fully fitted three piece bathroom suite. The rear garden is well very well presented and larger than average. Early viewing is highly advised.

- Three Bedrooms
- Terrace House
- Ideal First Time Buy Or Investment Opportunity
- Well Presented Throughout
- Good Size Rear Garden
- Close to Local Amenities and Motorway Network
- Gas Central Heating & UPVC Double Glazing
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band A
- EPC Rating C



## Location

Eyres Monsell is located approximately 3 miles south of Leicester City Centre. The location is convenient for local shops, Access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell, Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School.

## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Lounge

12'2 x 13'2 (3.71m x 4.01m)

### Dining Room

9'7 x 9'4 (2.92m x 2.84m)

### Kitchen

11'8 x 8'9 (3.56m x 2.67m)

### Bedroom One

13'4 x 10'9 (4.06m x 3.28m)

### Bedroom Two

14'3 x 9'3 (4.34m x 2.82m)

### Bedroom Three

9'9 x 9'2 (2.97m x 2.79m)

### Bathroom

5'7 x 5'4 (1.70m x 1.63m)

## 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.



## Floor Plan



## Viewing

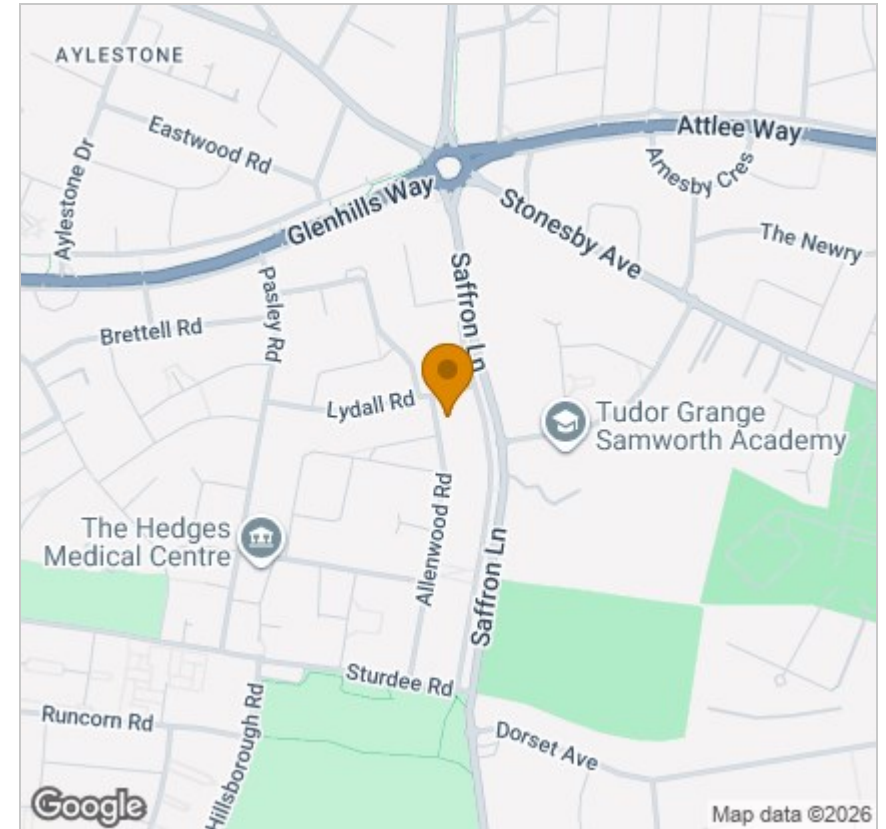
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

