Leeson Street, Aylestone

£175,000 Freehold

Traditional two-bedroom terraced home in Aylestone offering two reception rooms, fitted kitchen, generous bathroom and low-maintenance rear garden. Ideal first purchase or investment opportunity.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

KB Knightsbridge Estate Agents

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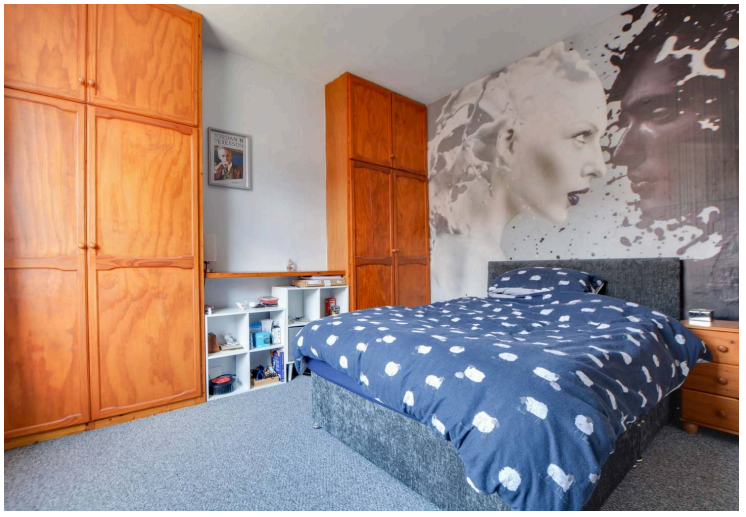

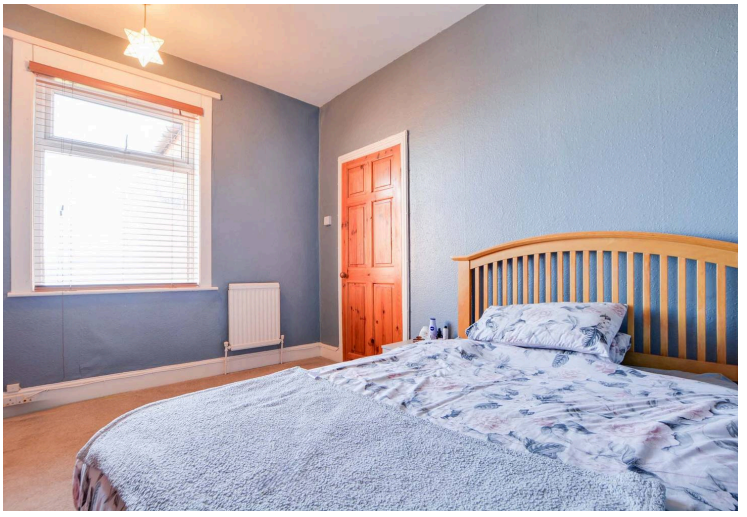

Reception Room One / Living Room

12' 2" x 11' 5" (3.70m x 3.49m)

Entered via a double-glazed solid composite front door; features a double-glazed window to the front elevation, stained wooden floor, chimney breast with fire surround, coving to the ceiling, picture rail, meter cupboard, shelving, and radiator.

Reception Room Two / Dining Room

12' 1" x 11' 6" (3.68m x 3.51m)

Features a double-glazed window to the rear elevation, a chimney breast with a living flame gas fire (marble surround and hearth), picture rail, shelving, TV point, and radiator.

Kitchen

12' 11" x 6' 1" (3.93m x 1.86m)

Includes a range of base and wall units, wood-effect laminate work surfaces, a breakfast bar, a stainless steel sink/drainer, tiled splashbacks, space for a free-standing oven/hob, plumbing for a washing machine, and space for a fridge-freezer.

Lobby
Provides additional storage and access to the rear garden via a double-glazed door.
Bedroom One
12' 0" x 10' 11" (3.66m x 3.32m)
Located at the front elevation with a double-glazed window, double door wardrobes with overhead storage, and a radiator.

Bedroom Two
12' 1" x 10' 1" (3.68m x 3.08m)
Located at the rear elevation with a double-glazed window, an over-stairs cupboard, and a radiator.

Bathroom
13' 0" x 6' 0" (3.97m x 1.83m)
Features ceramic tiled flooring, a bath with a shower over, a low-level WC, a wash hand basin, tiled splashbacks, a built-in cupboard, and a wall-mounted chrome radiator.

Rear Garden

Low-maintenance gravel patio seating area with mature, established borders.

Ground floor

1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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