



65 VERNON ROAD, LEICESTER, LE2 8GE
GUIDE PRICE £175,000





Nestled on Vernon Road in Aylestone, this charming 2 bed Victorian terraced house is a perfect opportunity for first-time buyers or investors.

The property has just been decorated throughout and has two reception rooms and two bedrooms, complete with original character features, such as 2 cast iron fireplaces.

It comes with a modern four-piece bathroom, gas central heating, double glazing, has an EPC rating of D and is Council Tax Band A. The kitchen will need updating, but this property is ready to move in and make your own.

The private yard is spacious and features a brick outhouse for storage. It shares access with next door to an alleyway that runs between the properties.

Previously tenanted, the property comes with all the necessary safety certificates and service history for its heating system and electrics and the boiler is still under warranty.



The surrounding area is popular and well connected with transport links. The local schools are highly regarded, there are supermarkets, green spaces, and other local amenities all within walking distance.

Don't miss out on the opportunity to call this lovely home your own!

FRONT RECEPTION ROOM

12' 3" x 11' 2" (3.74m x 3.41m)

REAR RECEPTION ROOM

14' 10" x 11' 2" (4.54m x 3.41m)

KITCHEN

9' 6" x 5' 10" (2.90m x 1.79m)

FRONT BEDROOM

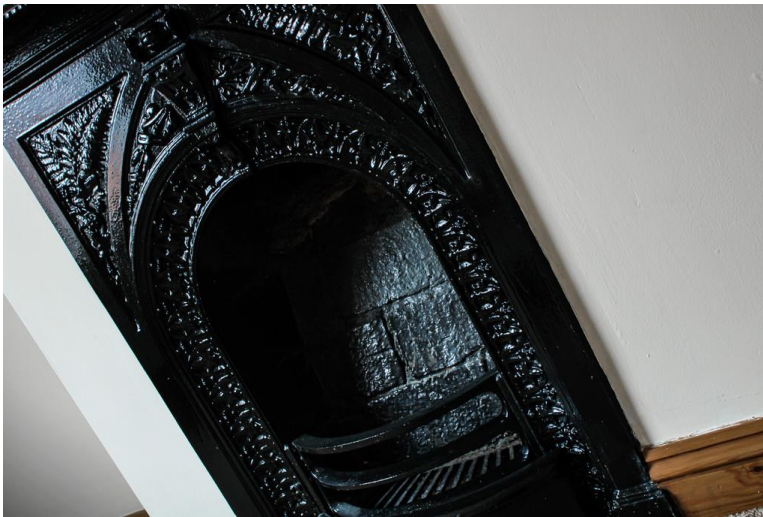
12' 5" x 11' 2" (3.81m x 3.41m)

REAR BEDROOM

11' 9" x 9' 6" (3.60m x 2.92m)

BATHROOM

9' 6" x 5' 10" (2.90m x 1.79m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error. Measurements are not guaranteed. This plan is for illustrative purposes only and should be used for guidance only. Prospective purchasers. The layout, fixtures and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency and no guarantee is made with respect to them. Made with Metrage ©2022

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