



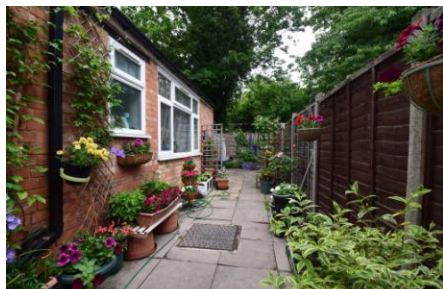
## Winchester Ave

Leicester, Leicestershire, LE3 1AX

### Asking Price Of £300,000

Kings are delighted to present this 3 BEDROOM end terraced property in the very sought after area of LEICESTER, just 2.2 miles away from the city centre. This property is currently separated into 2 flats, being occupied as a 3 bed and 2 bed, PERFECT FOR INVESTORS.

CALL KINGS FOR VIEWINGS.



# Property Features

- VERY SOUGHT AFTER AREA
- Well Presented Throughout
- 2 MILES FROM CITY CENTRE
- 2 Separate Flats
- PERFECT FOR
- Rear Garden
- GREAT TRANSPORT LINKS
- 2 Kitchens
- UPVC Double Glazed
- CALL KINGS FOR VIEWINGS

## Full Description

Kings are delighted to present this 4 BEDROOM end terraced property in the very sought after area of LEICESTER, just 2.2 miles away from the city centre, the universities and even the Leicester Royal Infirmary. With many local amenities just a short walk away on Narborough road, including places of worships, places to eat, local shops and imperial avenue infant school.

This property is currently separated into 2 flats, being occupied as a 3 bed and 2 bed which both have their own kitchen and bathroom. This currently receives £1500 rent per month for both flats.

PERFECT FOR INVESTORS.

### ENTRANCE HALL (FLAT 1)

8' 3" x 6' 5" (2.54m x 1.96m)

UPVC front door leading into entrance hall with wood effect laminate laid to floor, radiator fitted to wall, ceiling light, wooden door leading into lounge/bedroom 1 and carpeted stairs leading up to first floor.

### LOUNGE/BEDROOM

11' 11" x 11' 11" (3.64m x 3.64m)

Wooden door leading into lounge with wood effect laminate laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed bay window. This would have been the original lounge/ reception room to the house but since it has been converted into flats, the room is being occupied as a bedroom.

### BEDROOM 1

11' 11" x 11' 11" (3.64m x 3.64m)

Wooden door leading into bedroom 1 with carpet laid to floor, radiator fitted to wall, ceiling light and UPVC double glazed window.

### BEDROOM 2

Wooden door leading into bedroom with carpet laid to floor, ceiling light, radiator fitted to wall and 2 UPVC double glazed windows.

### BATHROOM

6' 9" x 5' 10" (2.07m x 1.80m)

Wooden door leading into bathroom with vinyl laid to floor, ceiling light, hand wash basin, plastic panel bath tub, shower and UPVC double glazed window.





## KITCHEN

9' 10" x 10' 2" (3.00m x 3.10m)

Wooden door leading into kitchen with vinyl laid to floor, splashback tiles around work surfaces, wooden kitchen units with granite effect worktops, stainless steel sink and mixer tap, electric oven and 4 hob gas stove with matching extractor fan, 4 inset ceiling light, radiator fitted to wall and UPVC double glazed window.

## ENTRANCE HALL (FLAT 2)

9' 10" x 5' 10" (3.00m x 1.80m)

UPVC front door leading into entrance to the flat downstairs, with ceramic tiles laid to floor, ceiling light, radiator fitted to wall, wooden door leading into lounge/ bedroom and open doorway leading into kitchen.

## LOUNGE/BEDROOM

14' 0" x 12' 5" (4.27m x 3.79m)

Wooden door leading into lounge/ bedroom with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, a wooden door leading into under stair storage and 2 UPVC double glazed windows.



## KITCHEN

9' 11" x 9' 0" (3.03m x 2.76m)

Open doorway leading into kitchen with ceramic tiles laid to floor, wooden fitted cupboard units with granite effect worktops, electric oven and 4 hob gas stove with matching extractor fan, ceiling lights, a hallway with wooden doors leading into bedroom and bathroom and UPVC double glazed window.

## BEDROOM



Wooden door leading into bedroom with wood effect laminate laid to floor, radiator fitted to wall, ceiling light and UPVC double glazed window.

## **BATHROOM**

*4' 9" x 6' 6" (1.45m x 1.99m)*

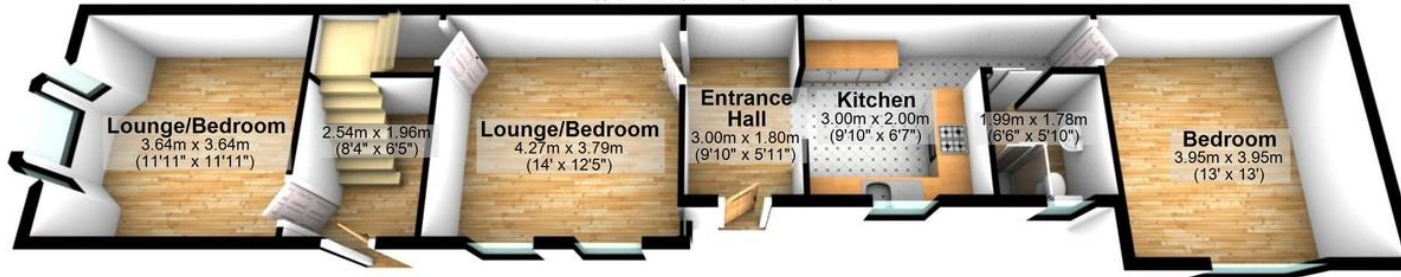
Wooden sliding door leading into bathroom with ceramic tiles laid to floor, ceiling light, radiator fitted to wall, W/C, hand wash basin, stand in shower cubicle and UPVC double glazed window.

## **OUTSIDE**

There is a fully enclosed rear garden to the back of the property which has wooden fencing all around the boarder, it has been fully slabbed which makes for a lovely sitting area.

### Ground Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



### First Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 121.7 sq. metres (1309.6 sq. feet)

### Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

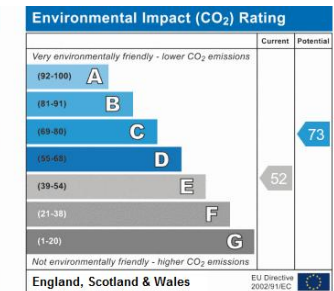
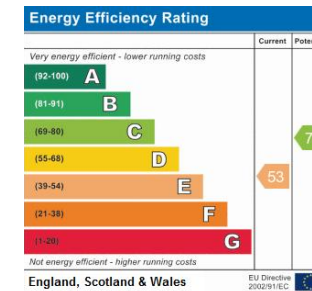
A Finders Fee may be payable.

**Tenure:** Freehold

**Local Authority:**

**Council Tax Band:** Band

**Viewings:** By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

