



Averil Road

Humberstone, Leicester, LE5 2DB

Offers Over £220,000

Property Features

- Three bedrooms
- Semi-Detached
- Off road parking
- Spacious garden
- Ideal first time buy or investment
- Open plan kitchen-diner
- Modern décor throughout
- Sought after location
- Early viewings advised
- NO UPWARD CHAIN

Full Description

LOUNGE

12' 0" x 10' 4" (3.66m x 3.15m)

Double glazed window facing the front, radiator

KITCHEN/DINER

12' 6" x 16' 9" (3.81m x 5.11m)

Two double glazed windows facing the rear, single drainer sink unit, gas hob, integrated washing machine and dish washer, a range of fitted wall and base units with work surface over. radiator

BEDROOM 1

10' 4" x 12' 0" (3.15m x 3.66m)

Double glazed window facing the front, fitted wardrobes, radiator

BEDROOM 2

11' 6" x 9' 0" (3.51m x 2.74m)

Double glazed window facing the rear, fitted wardrobes, radiator

BEDROOM 3

7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed window facing the rear, fitted wardrobes, radiator

BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m)

Obscure double glazed window facing the front, bath with shower over, wash hand basin, floor to ceiling tiling, radiator

WC

3' 8" x 2' 2" (1.12m x 0.66m)

Low level WC, wash hand basin

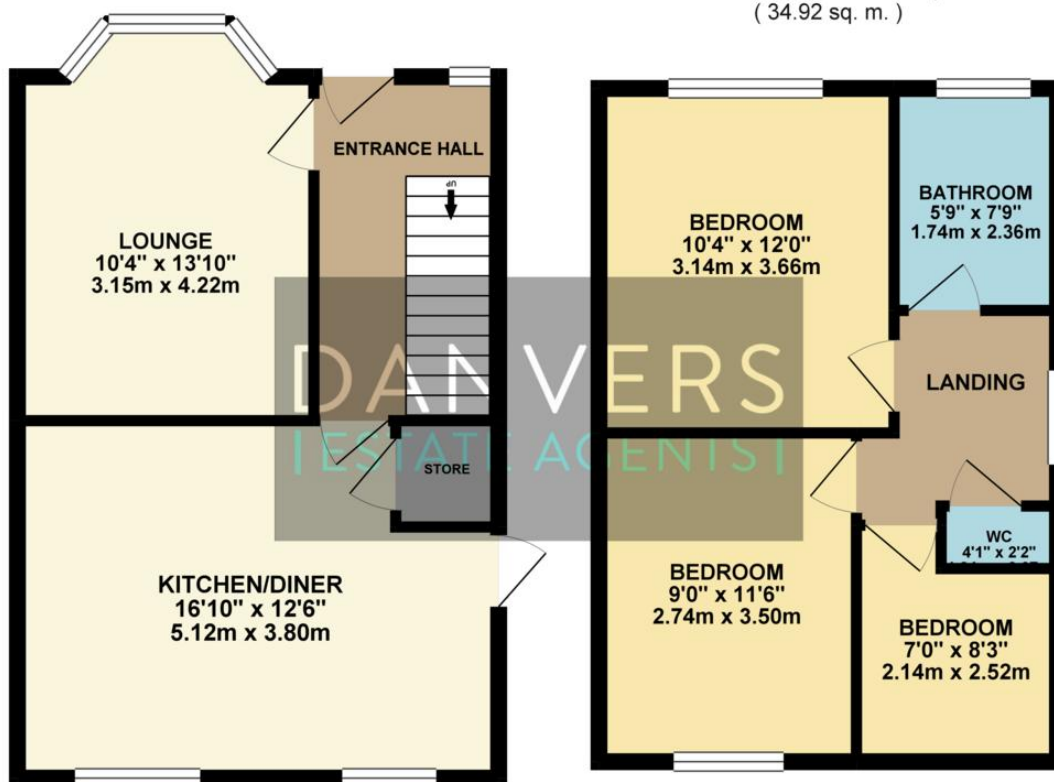




GROUND FLOOR 421.26 sq. ft.
(39.14 sq. m.)



1ST FLOOR 375.89 sq. ft.
(34.92 sq. m.)



TOTAL FLOOR AREA : 797.16 sq. ft. (74.06 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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