



79, AVERIL ROAD, LEICESTER, LE5 2DE

OFFERS OVER £200,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A three bedroomed semi detached family home situated on the popular and sought after Averil Road off the Uppingham Road. The property has been updated and improved to form a contemporary home benefiting from UPVC double glazing and gas fired central heating and comprises, entrance hall kitchen opening to dining room and sitting room. First floor landing three bedrooms and shower room and separate w.c. Off road parking to the front and lawned gardens to the rear.

LOCATION

The property is situated in a popular area just off Uppingham Road / Colchester Road, some two miles east of the centre of Leicester. Handy for the nearby local shops on Uppingham Road together with nearby Tesco superstore in Hamilton, local schools, bus services and recreational facilities are available within the vicinity. Leicester has more comprehensive amenities together with rail services to London St Pancras International.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co 0116 2429922. From Leicester the property may be approached via Uppingham Road (A47), branching off left at the traffic lights onto Scraftoft Lane, continue for a short distance, turning left into Colchester Road and right into Elmcroft and left into Averil Road with the property located on the right hand side easily identifiable by the Andrew Granger & Co for sale board.

GROUND FLOOR

Entrance Hall

Via traditionally styled Upvc double glazed door, UPVC double glazed window to front elevation, laminate flooring, radiator and staircase rising to first floor.

Lounge 10'5" x 14'9" (3.19 x 4.52)

Upvc double glazed bay window to front aspect, radiator, gas fire with wooden surround and double doors leading to;

Kitchen/diner 15'3" x 11'5" (4.66 x 3.49)

Upvc double glazed sliding door leading out to rear garden and radiator, wood effect laminate flooring. Kitchen area fitted with a range of wall and base level units with worktop space over and tiled splashbacks, 5 ring gas hob with oven under and extractor fan over, stainless steel sink with mixer bowl, drainer and mixer tap. Space for washing machine, half glazed door to side elevation.

FIRST FLOOR

Landing

Door leading to bedrooms and family bathroom, loft hatch and UPVC double glazed window to side elevation.

Bedroom 1 11'11" x 10'5" (3.64 x 3.20)

Double glazed bay window to front aspect and radiator.

Bedroom 2 11'6" x 8'11" (3.52 x 2.74)

Double glazed window to rear aspect and radiator.

Bedroom 3 7'0" x 6'10" (2.15 x 2.10)

Double glazed window to rear aspect and radiator.

Shower Room

Fitted with a shower with tiled surround and wash hand basin , UPVC double glazed window to front aspect.

OUTSIDE

Front & Rear gardens

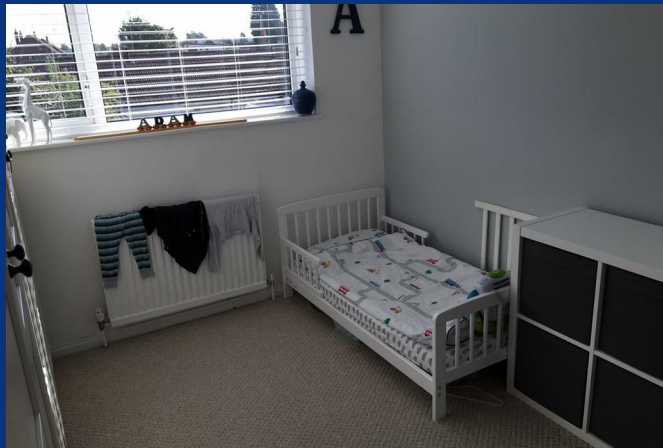
Garden to front aspect with paved driveway.

Further enclosed garden to rear aspect mainly laid to lawn with paved patio and paved pathway.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.





APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

AGENTS NOTICE

Andrew Granger & Co is a trading name of Andrew Granger & Co Ltd; Registration No. OC316917.

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MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.



LOCATION



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Call 0116 242 9922

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