



Putting great property on the map

**87 Averil Road
Leicester
LE5 2DE**

Offers in the region of £210,000



Well presented throughout and considered perfect for families, this well located family home is sure to generate interest. With a good range of local amenities along with excellent access to the city centre, this semi detached house also benefits from double glazing and gas central heating from a modern combination boiler. Plenty of accommodation along with a conservatory, an occasional room to the rear and a well laid out rear garden complete this home. Must view!!

Entrance Hall

UPVC double glazed door and window to the front, stairs to the first floor, radiator.

Lounge 4.61m x 3.15m (15'1" x 10'4")

A spacious lounge with a UPVC double glazed bay window to the front, attractive fireplace, radiator, opening through to the dining room to the rear.

Dining Room 3.52m x 3.10m (11'7" x 10'2")

With sliding doors to the rear giving access to the garden, radiator, serving hatch/breakfast bar to kitchen.

Kitchen 2.48m x 1.59m (8'2" x 5'3")

UPVC double glazed window to the rear, base and wall mounted units, electric oven and hob with extractor over, integrated dishwasher, plumbing for washing machine, stainless steel sink and drainer, tiled splash backs.

Conservatory 2.55m x 3.17m (8'4" x 10'5")

With windows to the sides and rear, doors to the rear give access to a lean to/occasional room, radiator.

Lean-to/Occasional Room 5.78m max x 4.44m max (19'0" max x 14'7" max)

An L shaped room of timber construction excellent for additional storage and offers potential to do more subject to the usual necessary consents, door to the front gives

access to the front of the property. Further door to the rear leads to garden.

Landing

With access to a loft room via a ladder. The loft room has been boarded and there is power and light.

Bedroom One 3.67m x 3.17m (12'0" x 10'5")

UPVC double glazed window to the front, radiator.

Bedroom Two 3.52m x 2.76m (11'7" x 9'1")

UPVC double glazed window to the rear, radiator.

Bedroom Three 2.10m x 2.0m (6'11" x 6'7")

With a UPVC double glazed window to the rear, radiator.

Wet Room

A stylish wet room with fully tiled walls and floor, low level WC, wash hand basin with vanity, shower, heated towel rail, UPVC double glazed window to the front, airing cupboard housing combination boiler.

Additional WC

With a UPVC double glazed window to the side, low level WC, wash hand basin, tiled splash back.

Outside

There is a driveway to the front providing off road parking and to the rear of the property there is an attractive low maintenance garden with decking with gazebo, central seating areas, brick built barbecue, artificial lawn and a summer house located to the rear with windows, door, power and light.

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be

accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

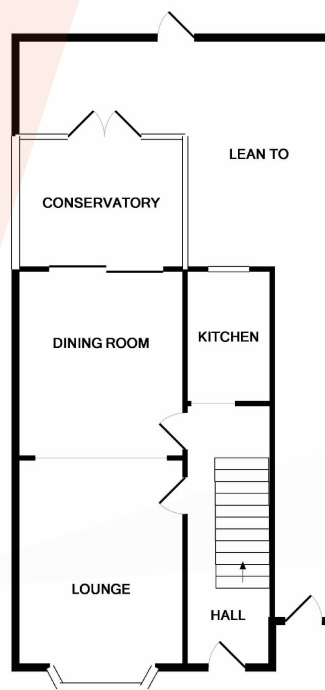
Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity. If we are not aware of your interest, this could

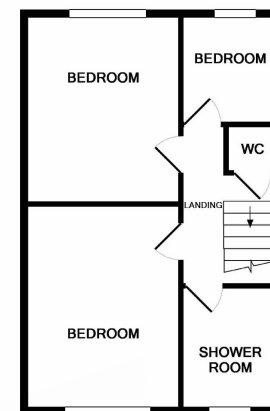
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Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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