

# 19A PERCY ROAD

AYLESTONE, LEICESTER



JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



## 19a Percy Road

Aylestone  
Leicester LE2 8FP

A beautifully styled, modern end terrace property providing convenient access to the city centre.

Sitting room | inner hall | cloakroom | dining room open to kitchen | two double bedrooms | bathroom | front forecourt | rear courtyard garden | no chain involved | EPC - B

### LOCATION

The property is conveniently located for access to the city centre with its professional quarters and mainline railway station, the M1/M69 motorway networks and associated Fosse Retail Park found only a short distance away and local shopping facilities found along the Aylestone Road itself.

### ACCOMMODATION

The property is entered into via the sitting room which has a uPVC double glazed window to the front elevation and gives access to an inner hall housing the stairs to the first floor. A cloakroom provides a white two piece suite comprising low flush WC and wash hand basin and has a uPVC double glazed window to the side elevation. The dining room has a uPVC double glazed window to the rear elevation and is open to the kitchen which has a range of eye and base level units, ample preparation surfaces, stainless steel sink with mixer tap over, Indesit electric oven, four-ring halogen hob with stainless steel canopy extractor over, Hotpoint freezer, Zanussi fridge, Beko washing machine, electric boiler, uPVC double glazed window and door to the rear garden.

To the first floor a landing gives access to the master bedroom having window to the rear elevation. Bedroom two has a uPVC double glazed window to the rear elevation. The bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, uPVC double glazed window to the side elevation.

### OUTSIDE

To the front of the property is a small forecourt behind iron railings with a side passage leading to paved and gravelled courtyard gardens.

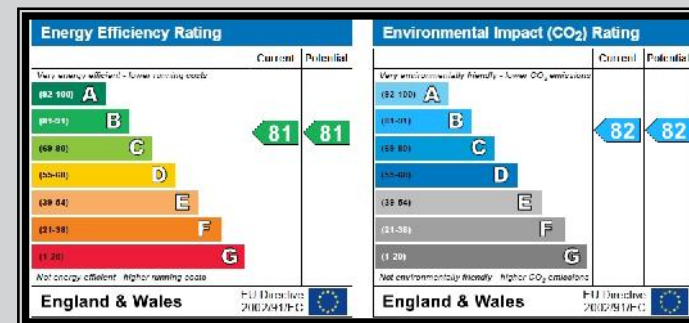
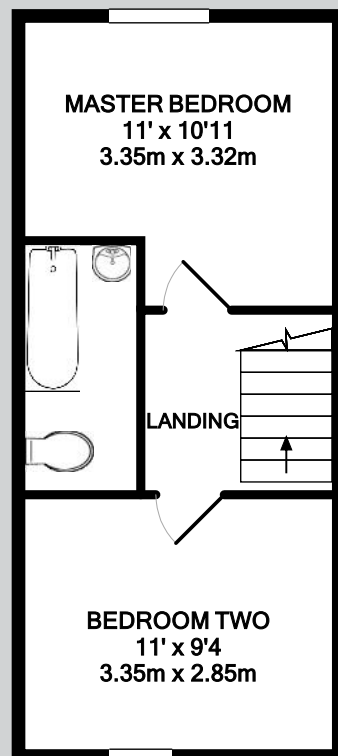
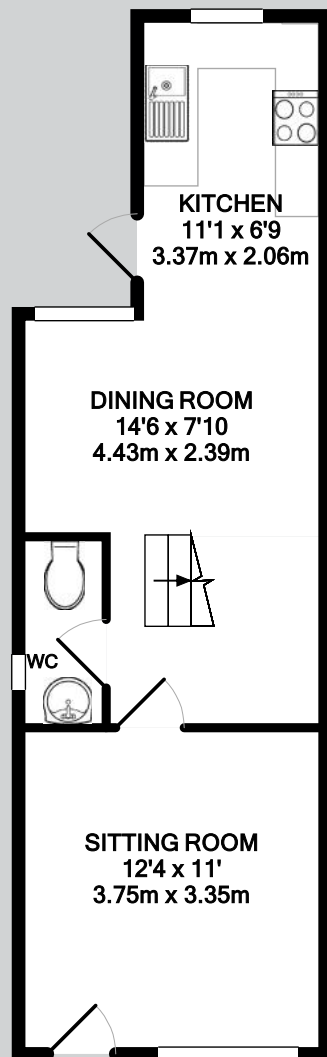
### DIRECTIONAL NOTE

Proceed out of Leicester via the Aylestone Road bearing left onto Saffron Lane, past the Aylestone Leisure Centre where take a right hand turn onto Knighton Lane and first left into Percy Road, where the property can be located on the right hand side as indicated by the Agents For









**19a Percy Road, Aylestone, Leicester LE2 8FP**

**Total Approximate Gross Internal Floor Area = 671 SQ FT / 63 SQ M**

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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