



Aysgarth Road Leicester

- Three bedroom semi-detached home
- Spacious kitchen/dining room
- Living room with French doors
- Three well-sized bedrooms
- Main bedroom with en suite shower room
- Private and secure rear garden
- Integrated garage and off-road parking
- Close to schools and amenities
- EPC Rating C / Council Tax Band C / Freehold

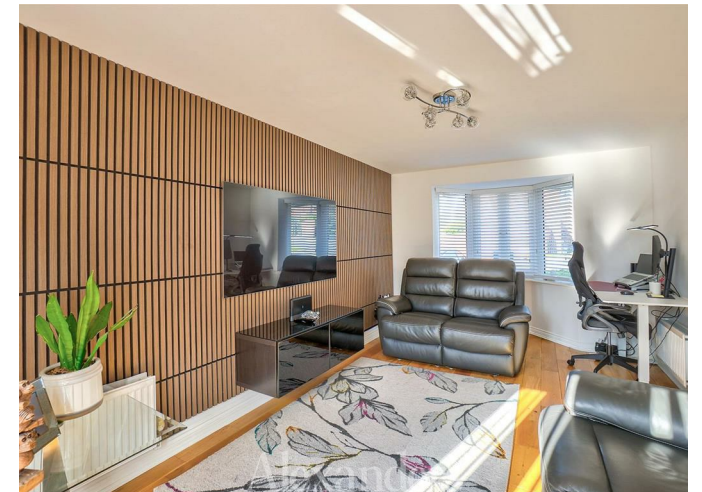
Situated on the popular Aysgarth Road in Beaumont Leys, this well-presented three-bedroom semi-detached home offers spacious and practical living, ideal for families and first-time buyers alike.

The ground floor comprises a kitchen/dining room, a convenient WC, and a living room with French doors opening onto the rear garden, creating a bright and functional living space.

Upstairs, the home comprises three generously sized bedrooms, serviced by a family bathroom, the main bedroom includes a three-piece shower room, offering comfortable accommodation.

Externally, the property includes a garage and a driveway, providing off-road parking and additional storage options.

The property is located within a residential area, benefiting from access to reputable local schools within the catchment area, making it particularly appealing for families. A range of local amenities are also within easy reach, including shops, supermarkets, and leisure facilities, while excellent transport links provide convenient access to Leicester city centre and surrounding areas.



**Method of Sale:**

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Leicester City Council, City Hall, 115 Charles Street, Leicester, LE1 1FZ, Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		



Total area: approx. 100.4 sq. metres (1081.2 sq. feet)

