



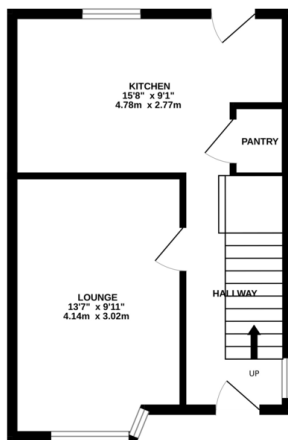
FOR SALE

3 Bed Semi-Detached House in Cranfield Road, Aylestone, LE2 8QR
Offers Over £240,000

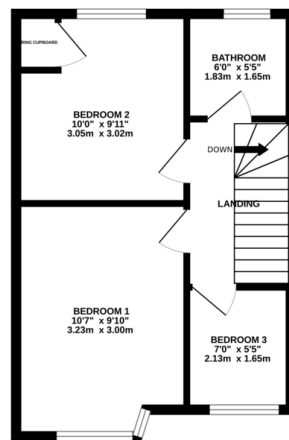
Immaculate semi detached family home for sale in Aylestone. The property has undergone a full schedule of improvements by the current owner with new kitchen and bathroom and redecoration throughout. The accommodation comprises entrance hall, lounge, breakfast kitchen, three bedrooms, bathroom, front and rear gardens. If you are looking for a property that is move in ready then this is the one!



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Hozonpro 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Semi Detached
- Three Bedrooms
- Immaculate Throughout
- Large Rear Garden
- Breakfast Kitchen
- Convenient Location
- Ideal First Time Buy
- Re-Fitted Kitchen

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

