

Aylestone Road
Aylestone, Leicester, LE2 8TA

Offers in the Region of: £325,000



Oliver Rayns
ESTATE AGENTS



- Attractive Bay Fronted Villa
- Two Reception Rooms
- Breakfast Room & Fitted Kitchen
- Three Family Bedrooms
- En-Suite & Bathroom with Shower
- Charming Rear Garden Overlooking River Soar
- Available Chain Free

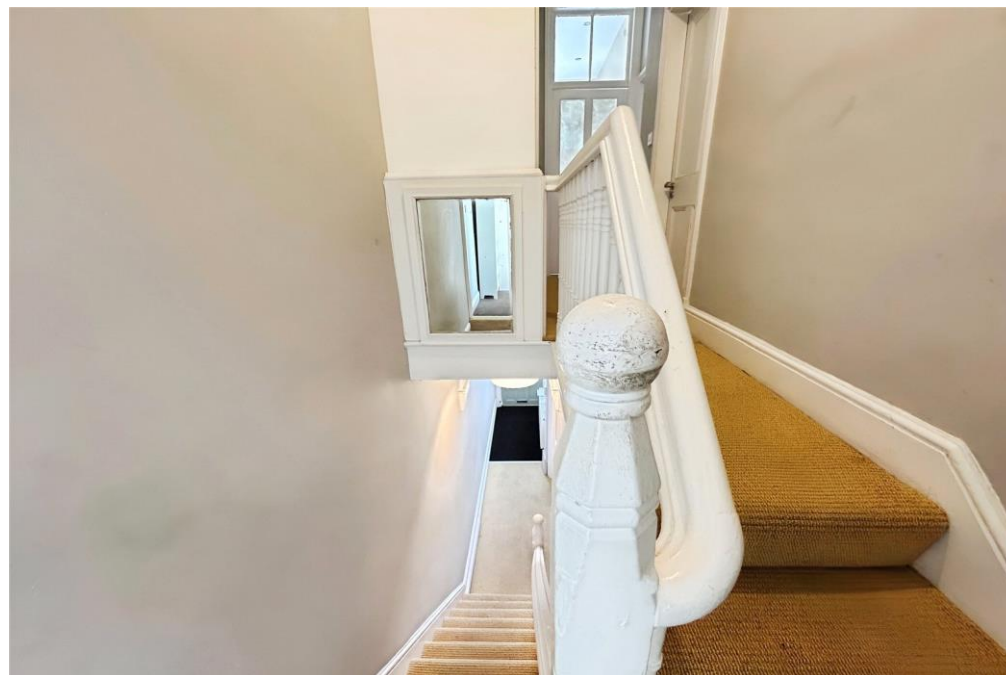
A delightfully appointed & characterful three bed Victorian Villa situated in the popular city suburb of Aylestone, located in an elevated position on the banks of the River Soar.

The property offers modern yet flexible living accommodation, retains a wealth of original features and would provide an ideal family home or investment opportunity that briefly comprises, a welcoming entrance hall, two spacious reception rooms, breakfast room, fitted kitchen & cellar. The first floor enjoys three bedrooms including both an en-suite and family bathroom with laundry facilities concealed cleverly in landing cupboards. Outside enjoys a gated front forecourt garden and a charming rear garden overlooking the River Soar.

Internal Inspection is highly recommended to fully appreciate the accommodation and location on offer.

The property is ideally situated for everyday amenities along Aylestone Road within Aylestone and local schooling, including Granby Primary School and Montrose School. Within reach are local sporting facilities such as Leicester City Training Ground, Grace Road Cricket Ground, King Power Football Stadium and Leicester Tigers Stadium further afield. Regular bus routes running to and from Leicester City Centre and the main ring road are also within reach, giving easy access to M1 & M69 motorway junctions. Fosse Retail Park is also within reach.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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