



15 Park Avenue, Aylestone, Leicester, LE2 8BD

Asking Price: £200,000 Freehold

2 Total Bedrooms | 1 Reception Rooms | 1 Bathrooms

A characterful and deceptively spacious two-bedroom end terraced property situated on the popular Park Avenue. Full of personality and period charm, this home offers a wealth of original features alongside practical family living across two floors.

On the ground floor, the front reception room is a real focal point of the property, boasting handsome original floorboards, ornate plaster cornicing, a decorative ceiling rose, and an elegant white marble fireplace surround. French doors open to the rear, flooding the room with natural light and connecting beautifully to the garden beyond. The adjoining dining room continues the period feel and provides a generous everyday living and entertaining space.

To the rear, the galley-style kitchen is well fitted with white gloss units, wood-effect worktops, and glass-fronted wall cabinets. A large picture window and separate rear door both overlook and give direct access to the garden, making it a bright and functional space.



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To the first floor, two well-proportioned bedrooms both benefit from good natural light. The bathroom is a particularly impressive space, featuring a full-size bath, a separate walk-in shower enclosure with stone-effect tiling, a wash basin, WC, and vaulted ceiling that gives it a real sense of character and style. Accessed from within the property, the cellar provides an excellent amount of additional storage or the potential, subject to the necessary consents, to be converted into further usable space. Externally, the property benefits from a well-established front garden and a generous rear garden with a lawned area, a gravel seating terrace, mature shrubs, fruit trees, and fenced boundaries throughout, offering a good degree of privacy.



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Total area: approx. 103.4 sq. metres (1112.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.