



**Boundary Road**  
Aylestone Leicester LE2 7PE  
Offers in Excess of £165,000

**Knightsbridge**

ESTATE AGENTS & VALUERS

A well presented period terrace property located in the popular and sought after residential suburb of Aylestone. The property provides versatile accommodation over two floors yet still provides scope for additional accommodation to include a loft conversion providing a third bedroom, subject to necessary regulations. The accommodation includes two reception rooms, fitted kitchen, first floor with two bedrooms and bathroom. Outside enjoys a well maintained rear garden. Internal viewing comes with the agents highest recommendation 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. Local sporting facilities are nearby such as Leicester City Training Ground, Grace Road Cricket Ground and further afield with King Power Football Stadium and Leicester Tigers Stadium. Walking and cycling routes to Aylestone Meadows, The Great Central Way, canals and 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, and Fosse Retail Park.



MORE PROPERTIES AVAILABLE AT WWW.KNIGHTSBRIDGE-ESTATES.CO.UK

- Gas Central Heating, Double Glazing
- Two Reception Rooms, Fitted Kitchen
- First Floor with Two Bedrooms & Bathroom
- Well Maintained Rear Garden
- Ideal First Time Purchase or Investment Opportunity
- Close to Leicester City Centre and Amenities

**Reception Room One** 10'11" x 10'10"

Via solid wood door, with uPVC double glazed window to the front elevation, chimney breast, built-in cupboard, wood effect laminate floor, radiator.

**Reception Room Two** 11' x 11'

With uPVC double glazed window to the rear elevation, stairs to first floor, chimney breast, wood effect laminate floor, radiator, open aspect leading to:

**Fitted Kitchen** 9' x 5'11"

With uPVC double glazed window to the side elevation, double glazed door leading to rear garden, kitchen comprises: stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, part tiled walls, inset four ring gas hob and oven with extractor hood over, plumbing for washing machine, space for fridge freezer, boiler.

**First Floor**

With access to the following rooms:

**Bedroom One** 11'3" x 10'11"

With uPVC double glazed window to the front elevation, built-in over stairs storage cupboard, built-in wardrobe, radiator.

**Bedroom Two** 11' x 8'5"

With two uPVC double glazed windows to the rear elevation, built-in wardrobe, radiator.

**Bathroom** 9'1" x 6'2"

With uPVC double glazed window to the rear elevation, bathroom comprises: bath, separate shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, radiator.

**Rear Garden**

The property enjoys a well maintained lawn rear garden with paved pathway, fencing and brick surround.



**IMPORTANT NOTE:** The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – D 63	Potential Rating – B 88

**IMPORTANT NOTE:** We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.