

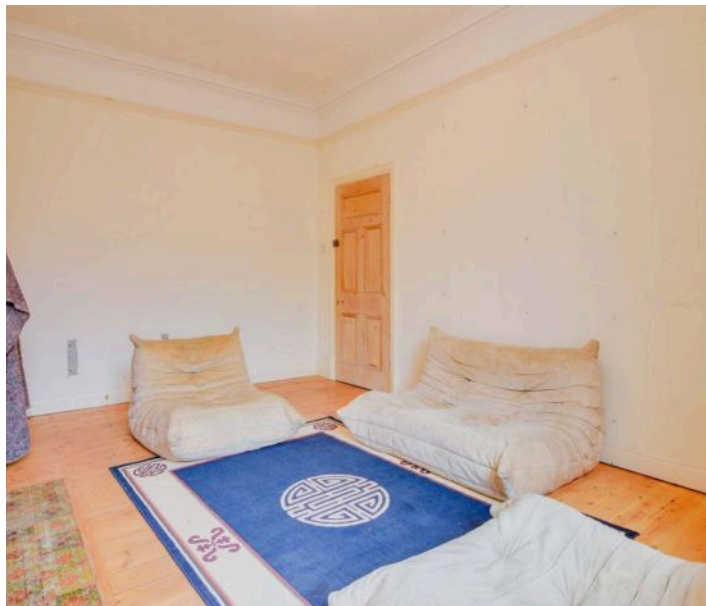
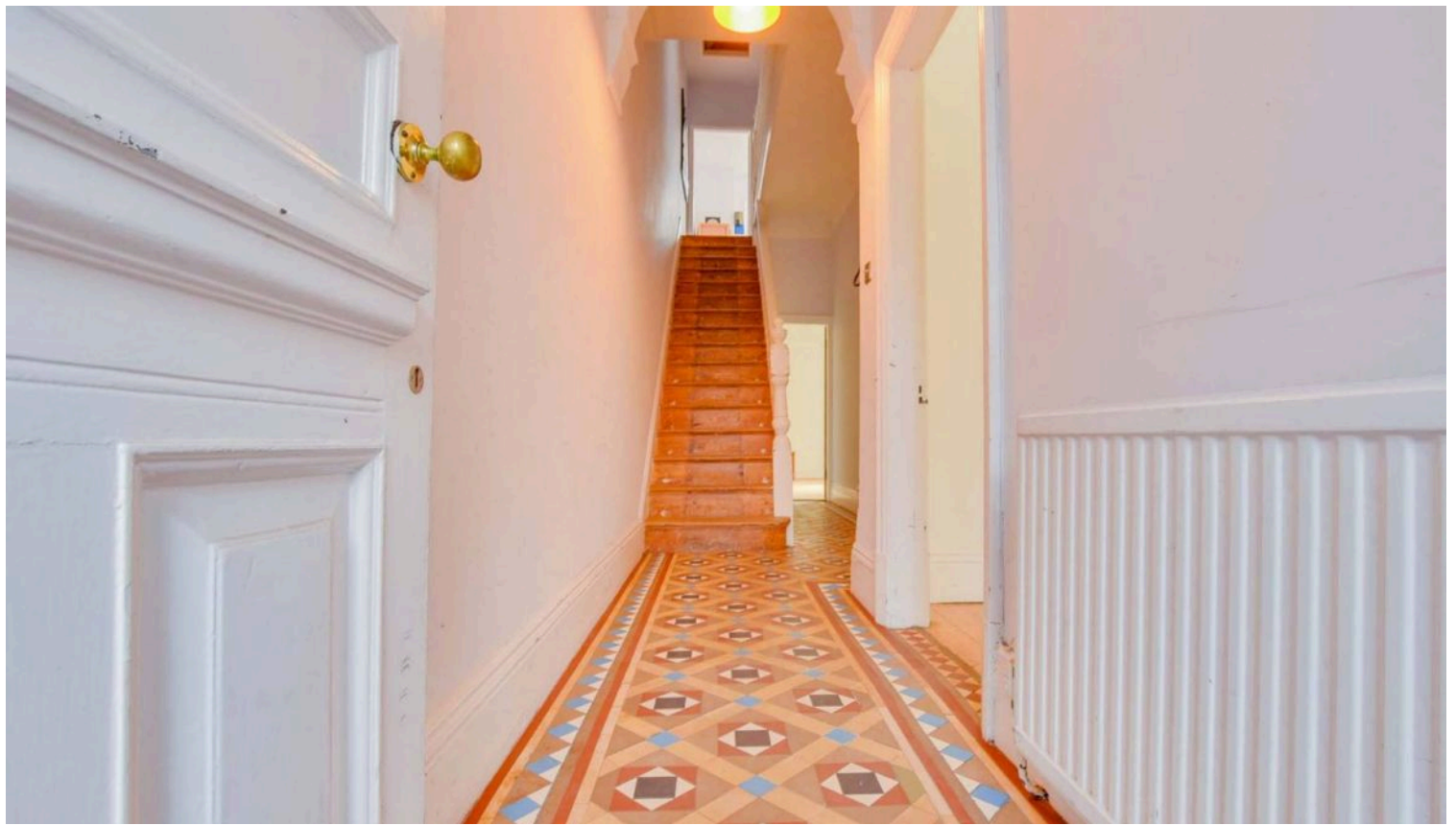
## St. James Road, Leicester

£325,000

An elegant three-story terrace with original features, FOUR DOUBLE BEDROOMS, three reception rooms, and courtyard garden. Available with NO UPWARD CHAIN providing an ideal family home or investment.







#### **Entrance Lobby**

With internal door leading to the:

#### **Entrance Hall**

With original-style tiled flooring, stairs to the first floor and a radiator.

#### **Basement**

15' 4" x 12' 10" (4.67m x 3.91m)

With power, lighting, extractor fan and meters.

#### **Reception Room One**

15' 5" x 13' 3" (4.70m x 4.04m)

With a stained glass bay window to the front elevation, picture rail, corning to the ceiling, wooden flooring and a radiator.

#### **Reception Room Two**

16' 3" x 11' 1" (4.95m x 3.38m)

With a double-glazed door to the rear elevation, corning to the ceiling, picture rail, wooden flooring and a radiator.

#### **Reception Room Three**

14' 3" x 11' 0" (4.34m x 3.35m)

With a double-glazed window to the side elevation, a built-in cupboard, laminate flooring and a radiator.



#### **Storage Cupboard**

13' 0" x 3' 6" (3.96m x 1.07m)

With two double-glazed windows to the side elevation and laminate flooring.

#### **First Floor Landing**

With wooden flooring, stairs to the second floor and a radiator.

#### **Bedroom One**

17' 4" x 15' 8" (5.28m x 4.78m)

With a bay window to the front elevation, window shutter, cornicing to the ceiling, feature original style fire place with fire surround and a radiator.

#### **Bedroom Two**

14' 0" x 11' 1" (4.27m x 3.38m)

With a double-glazed window to the rear elevation, window shutters, wooden flooring and a radiator.

#### **Bathroom**

11' 0" x 9' 7" (3.35m x 2.92m)

With a double-glazed window to the rear elevation, bath with mixer tap shower attachment, wash hand basin, cupboard housing boiler, lino flooring and a radiator.

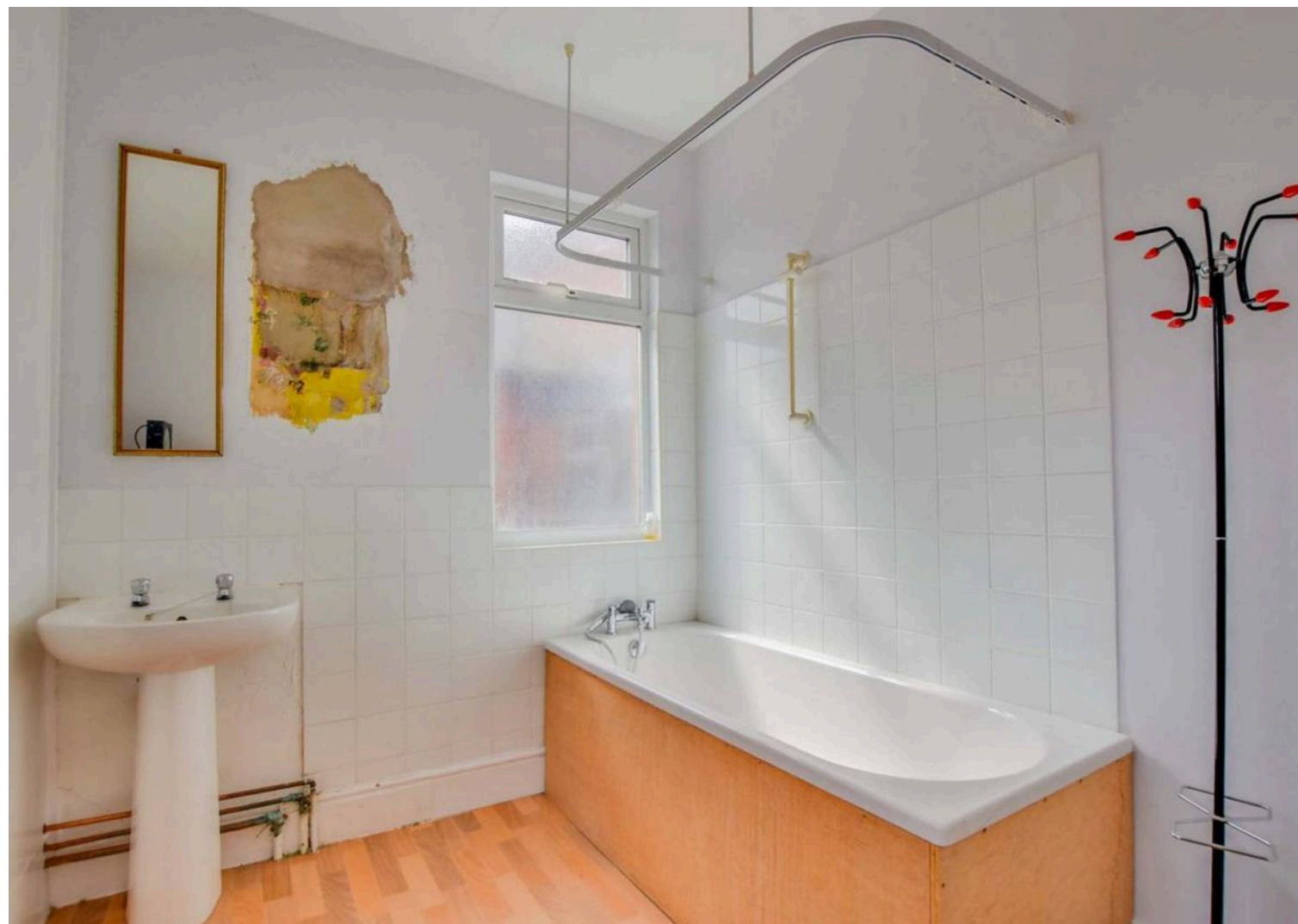
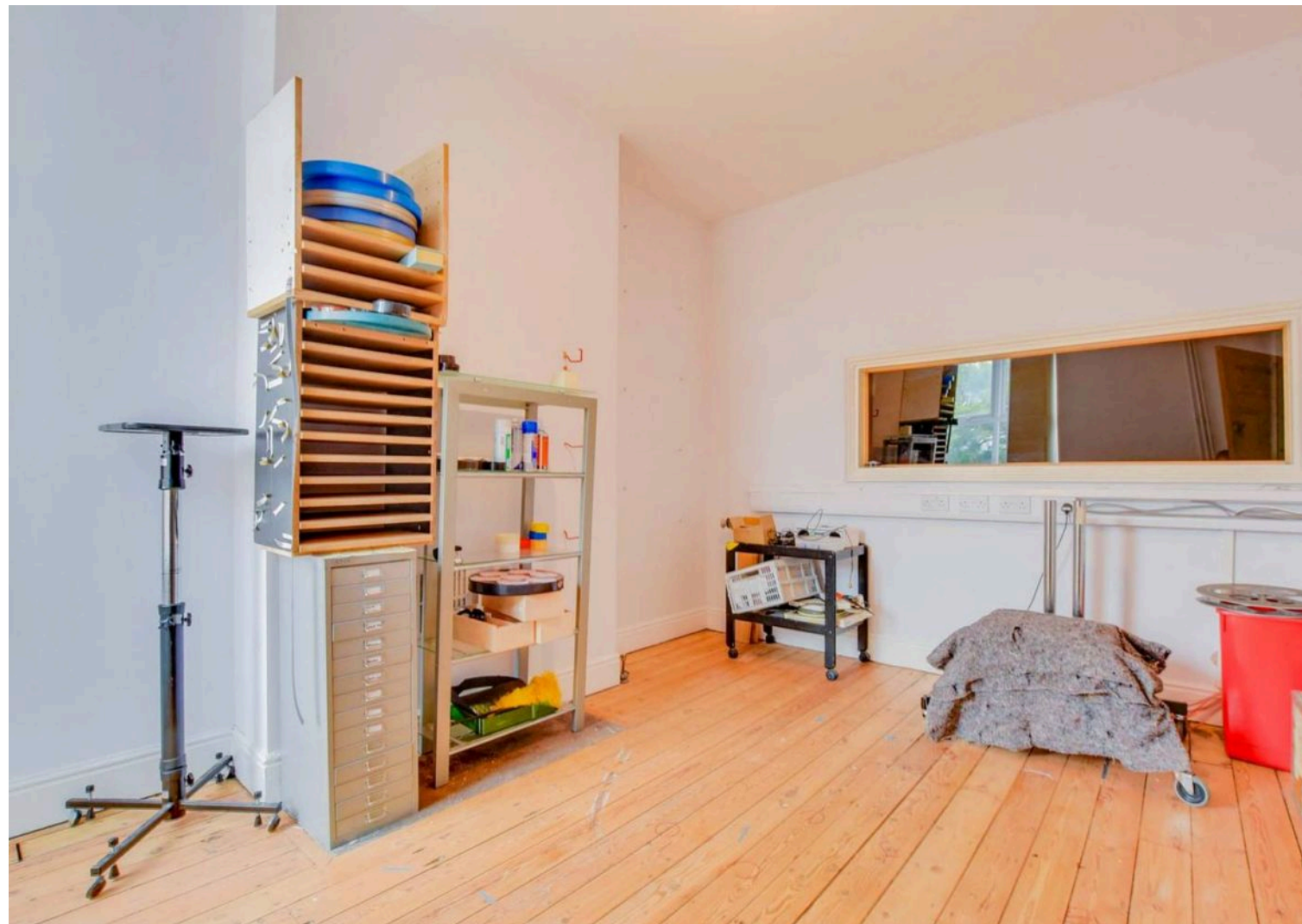
#### **Separate WC**

5' 3" x 5' 2" (1.60m x 1.57m)

With a double-glazed window to the side elevation, wash hand basins, WC and a radiator.













ORDERED INTERNAL AREA  
 FLOOR 2 24.8 m<sup>2</sup> FLOOR 3 28.2 m<sup>2</sup> FLOOR 4 42.7 m<sup>2</sup>  
 TOTAL 1 238.0 m<sup>2</sup>  
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## Second Floor Landing

With a skylight window to the rear elevation and loft access.

## Bedroom Three

16' 1" x 14' 5" (4.90m x 4.39m)

With a window to the front elevation, wooden flooring and a radiator.

## Bedroom Four

14' 0" x 11' 0" (4.27m x 3.35m)

With a double-glazed window to the rear elevation, wooden flooring and a radiator.

## Front Garden

With a front forecourt garden with iron fencing and a gate.

## Rear Garden

A courtyard style rear garden with a storage shed and gate to rear access.

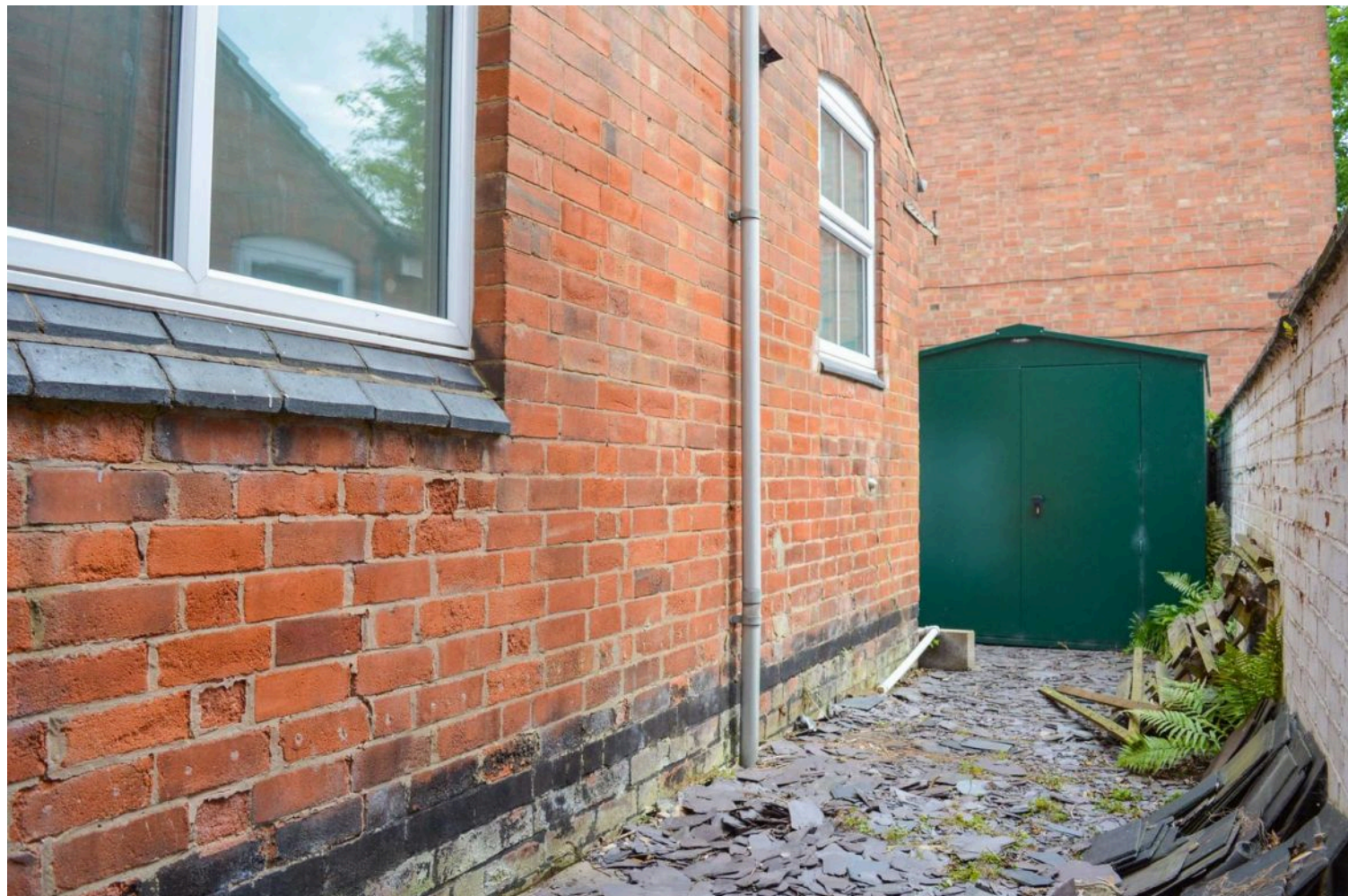


GROSS INTERNAL AREA  
 FLOOR 1 24.6 m<sup>2</sup> FLOOR 2 89.3 m<sup>2</sup> FLOOR 3 61.4 m<sup>2</sup> FLOOR 4 40.7 m<sup>2</sup>  
 TOTAL : 216.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The property is well located for everyday local amenities and services including local public and private schooling including nursery day-care. Islamic Dawah Academy (IDA) located on Berners Street and Markaz Masjid Usman are both within a short distance of the property, and further everyday amenities can be found along Melbourne Road as well as regular bus routes running to and from Leicester City Centre, Leicester University and hospitals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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