

JAMES SELLICKS

88 KENSINGTON STREET

BELGRAVE, LEICESTER



88 Kensington Street
Belgrave
Leicester
LE4 5GN

A traditional, two bedroom Victorian mid terrace property located in the popular suburb of Belgrave.

Sitting room • dining room • kitchen • two bedrooms • bathroom • rear walled forecourt • outhouse • uPVC double glazing • gas central heating • EPC - C

Location

The popular area of Belgrave provides excellent access into the city centre with its professional quarters and mainline railway station offering regular access to London St Pancras in little over an hour, along with local day-to-day shopping along the Melton Road and just a short walk from parks, recreational play areas and the canal.

Accommodation

The property is entered via a composite front door leading into the sitting room, with a window to front elevation, a built-in meter cupboard, ceiling coving and rose. The dining room has a window to the rear elevation, an understairs storage cupboard and a ceiling rose. The Kitchen has a window and door to the side elevation, original built-in floor to ceiling pantry cupboards, further eye and base level units and drawers, preparation surfaces, a stainless steel sink and drainer unit, gas cooker point, plumbing for automatic washing machine and a wall mounted boiler.

To the first floor is a landing with wooden flooring providing loft access. The master bedroom has a window to the front elevation and a cast iron fireplace with a wooden surround. Bedroom two has a window to the rear elevation, a built-in storage cupboard and a cast iron fireplace. The bathroom has a window to the rear, part tiled walls and provides a three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC.

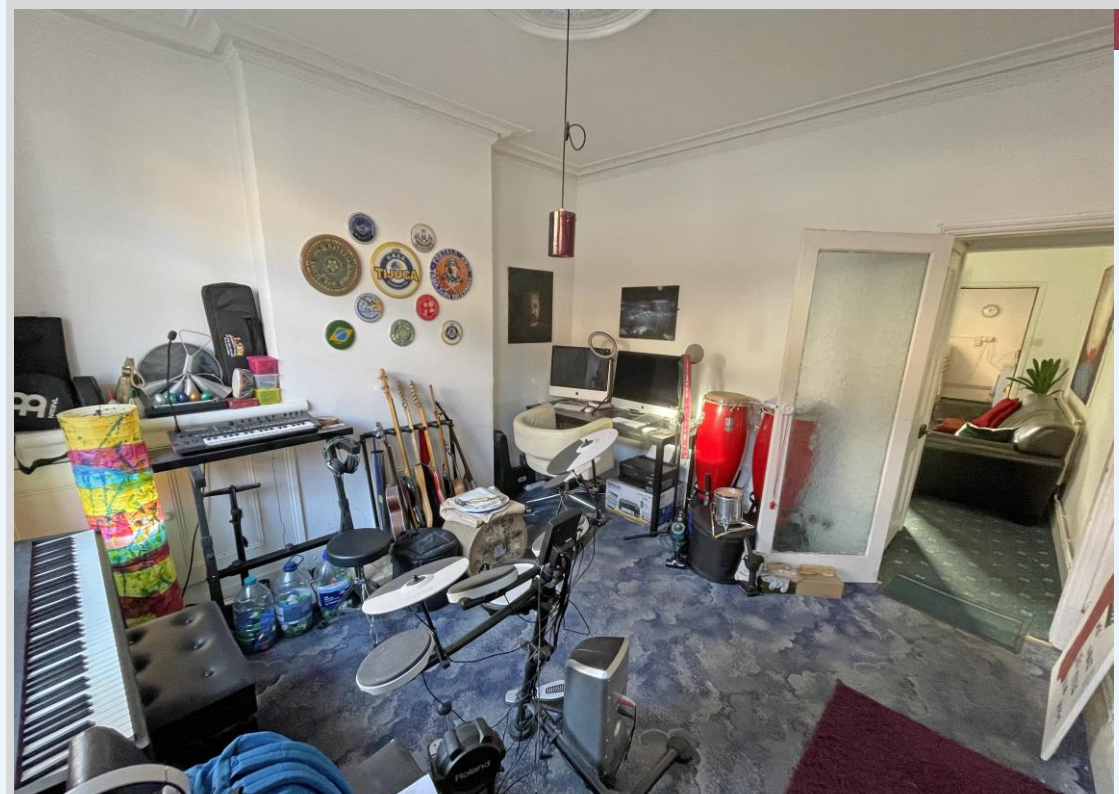
Outside

Side access leads to the rear of the property and a walled courtyard garden with a brick built outhouse.

Tenure : Freehold

Local Authority : Leicester City Council

Tax Band : A



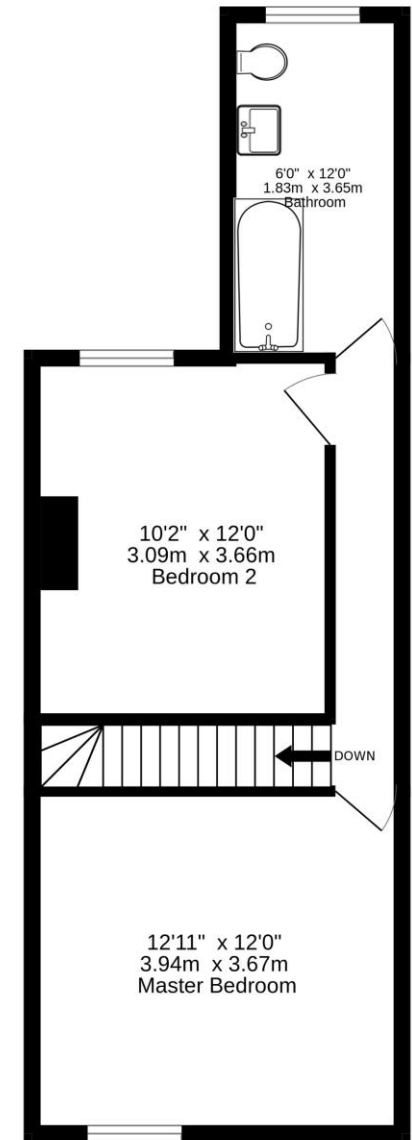
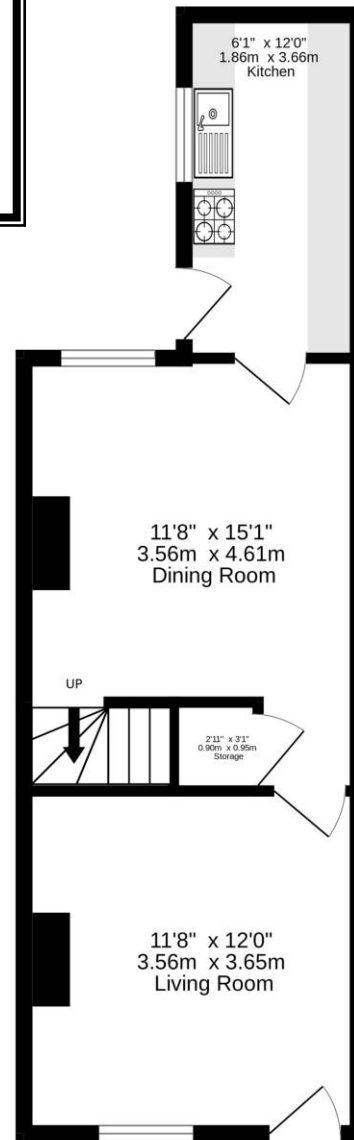
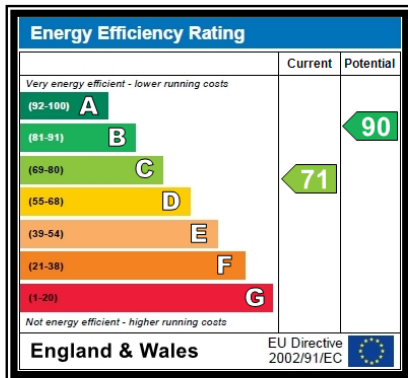




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Total Approximate Gross Internal Floor Area
801 SQ FT / 74 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



JAMES SELICKS

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

