

JAMES
SELICKS

33 EAST AVENUE

CLARENDON PARK, LEICESTER LE2 1TE

GUIDE PRICE: £475,000



A beautiful, three-storey five bedroom Victorian villa presented in excellent condition by its current owners, located on this pretty, tree-lined road in the heart of Leicester's thriving Clarendon Park suburb.

Storm porch • entrance hall • cloakroom • sitting room • dining room • breakfast kitchen • three first floor bedrooms • bathroom • two second floor bedrooms • shower room • front forecourt • pretty Victorian style courtyard rear gardens • EPC - D

Location

Clarendon Park is long been recognised as one of the most popular suburban residential addresses within Leicester with the majority of housing stock consisting of individual Victorian and Edwardian homes. The area is particularly popular with those working in the city's professional quarters, hospitals and universities as well as providing excellent access to road and rail networks with the mainline railway station providing direct access to London St Pancras. The area is also well placed for high performing local schooling in both the state and private sectors and boasts a huge range of leisure facilities.

Accommodation

The property is entered via a storm porch with original tiled flooring leading into an entrance hall with ceiling coving, picture rail and original quarry tiled flooring, housing the stairs to the first floor and a cloakroom beneath providing a two piece suite. The elegant sitting room has an original bay window to the front elevation, ceiling coving, picture rail and a feature fireplace with wooden surround, slate hearth and cast iron inset with open fire. The dining room retains the beautiful original leaded window and door to the rear elevation and has ceiling coving, picture rail and a feature wooden fireplace with a wooden surround, stunning blue tiled inset and hearth with open fire and stripped floorboards.

The superb dining kitchen is bright and airy by virtue of a door and three windows and boasts an excellent range of eye and base level units and drawers, ample Corian preparation surfaces, a one and a quarter bowl ceramic sink and drainer unit with mixer tap above, integrated appliances include a Neff full-size dishwasher, Neff stainless steel double oven with Neff induction hob and Neff stainless steel extractor unit over, space for an American style fridge-freezer and plumbing for an automatic washing machine, inset ceiling spotlights, a further Velux window to the rear elevation and tiled flooring leading to a brick step up into a breakfast area with quarry tiled floor, the original servant's bells, a further window to the side and original built-in floor to ceiling pantry cupboards.

The first floor landing houses the return staircase to the second floor and has ceiling coving and inset spotlights. The master bedroom has two large leaded windows to the front, a beautiful original wooden fireplace surround with green tiled insert and a cast iron fire, ceiling coving and picture rail. Bedroom two has a window to the rear, ceiling coving, a fantastic original fireplace with a wooden surround, red tiled insert and hearth and a cast iron fire, and houses the Worcester wall mounted boiler set within built-in cupboards. Bedroom three has a window to the side, picture rail and an original cast iron fireplace. The bathroom has two windows to the side, a double shower enclosure, low flush WC, pedestal wash hand basin and a panelled bath, part tiled walls.

A return staircase leads to the second floor landing, with a Velux window to the rear, housing a useful built-in storage cupboard and providing loft access.





Bedroom four has a double glazed leaded window to the front, built-in shelving and an original cast iron fireplace. Bedroom five has two Velux and a further window to the rear, an original wooden fireplace surround with cast iron inset, eaves storage and a shower room with a rooflight, providing a shower cubicle with electric Triton shower, low flush WC, wash hand basin with cupboard under, heated towel rail, part tiled walls and tiled floor.

Outside

To the front of the property is a walled forecourt with a wooden pedestrian gate. To the rear of the property are pretty, walled Victorian rear gardens with a block paved entertaining area and a wooden gate to the rear.

Tenure: Freehold

Local Authority: Leicester County Council, **Tax Band:** D

Conservation Area: Yes, Stonegate

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: fibre, 35mbps

Wayleaves, Rights of Way & Covenants: Shared access from the back garden to the front via a passage alongside Number 31. A covenant restricts some uses of the land in common with all the other properties in this area. Property can be used for residential only.

Flooding issues in the last 5 years: None

Accessibility: None known

Planning issues: None known





East Avenue, Clarendon Park, Leicester, LE2

Approximate Area = 1828 sq ft / 169.8 sq m

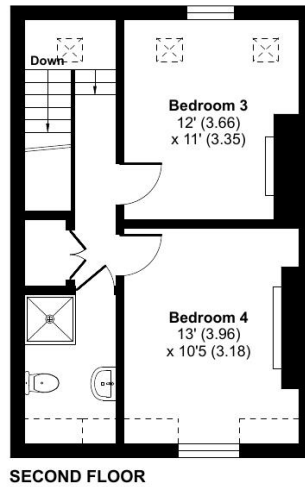
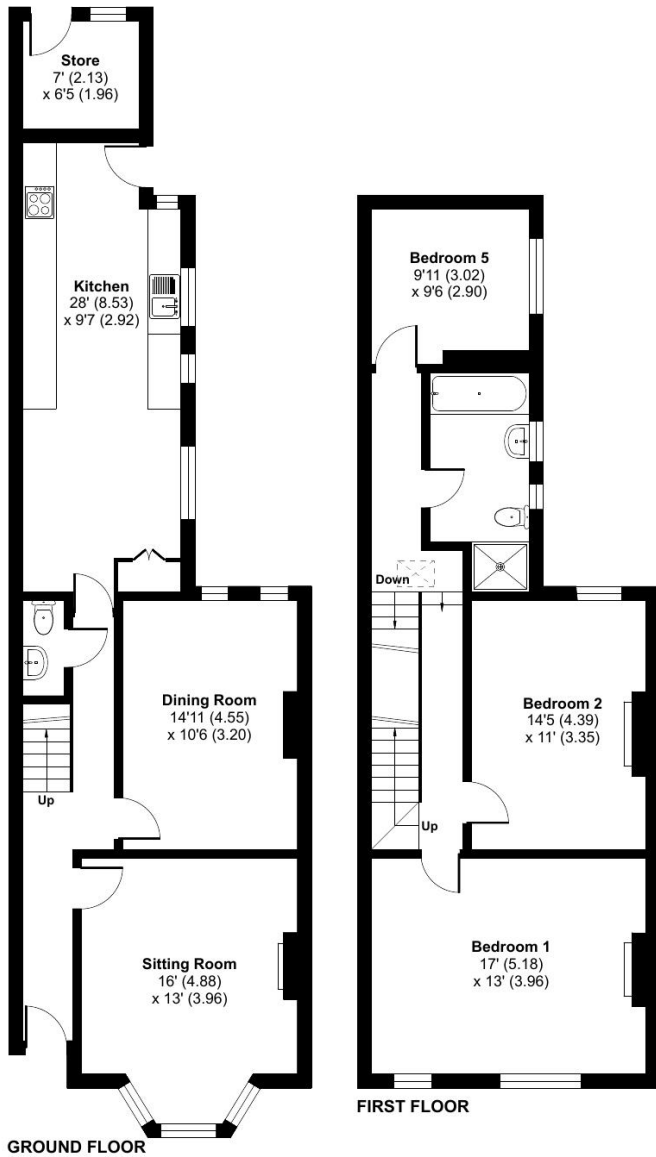
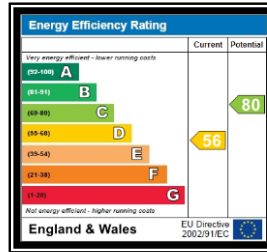
Limited Use Area(s) = 19 sq ft / 1.7 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1893 sq ft / 175.7 sq m

For identification only - Not to scale

Denotes restricted head height



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.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.

