

JAMES SELICKS

193 AVENUE ROAD EXTENSION

CLARENDON PARK
LEICESTER LE2 3EQ

GUIDE PRICE: £250,000







A recently converted, three bedroom, two bathroom end, bay fronted terraced property located in the heart of the popular and fashionable suburb of Clarendon Park.

Entrance hall • two reception rooms • refitted kitchen • ground floor bathroom • three first floor bedrooms • shower room • front forecourt • rear courtyard garden • attached outhouse • driveway (off Lorne Road) • EPC - D

Location

The property is located on Avenue Road Extension, situated within a short walk to the fashionable Queens Road shopping parade with an abundance of bars, restaurants and boutiques, along with other shopping facilities. A walk through the picturesque Victoria Park and the renowned historic eighteenth century promenade New Walk leads to the city centre with its Professional and Cultural Quarters which includes Curve Theatre, the Phoenix Square Cinema and a mainline railway station with links to London St Pancras in just over an hour. The Leicester Royal Infirmary and both Leicester University and de Montfort University are also with easy reach.

Accommodation

The property is accessed via a uPVC front door into an entrance hall housing the stairs to the first floor. The front reception room has a uPVC double glazed bay window to the front elevation and access to the rear reception room, with a window to the rear. The refitted kitchen has a good range of white "urban gloss" fronted eye and base level units and drawers, ample preparation surfaces and upstands, a stainless steel sink and drainer unit with mixer tap and window above, an integrated beko electric oven with four-ring gas hob and stainless steel canopy extractor unit above, plumbing for automatic washing machine, wood laminate effect flooring and a useful understairs storage area. A side lobby with a cupboard housing the Worcester wall mounted boiler, provides access to the ground floor bathroom with an opaque glazed window and white three piece suite comprising an enclosed WC, pedestal wash hand basin and a panelled bath with shower over, chrome heated towel rail, tiled walls and wood laminate effect flooring.

To the first floor is a landing providing access to three bedrooms and a further small shower room with wood laminate effect flooring providing a low flush WC, pedestal wash hand basin and shower cubicle.

Outside

To the front of the property is a small front forecourt and to the rear, a buff stone terraced courtyard garden with an attached outbuilding. Parking provisions for two vehicles are available off Lorne Road.

Tenure: Freehold

Local Authority: Leicester City Council, **Tax Band:** B

Conservation Area: No.

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

Broadband delivered to the property: unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility issues : None our Clients are aware of.

Planning issues: None our Clients are aware of.





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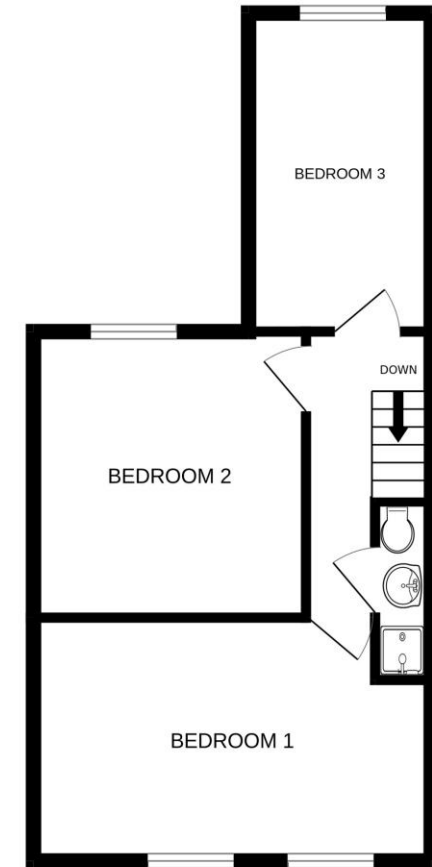
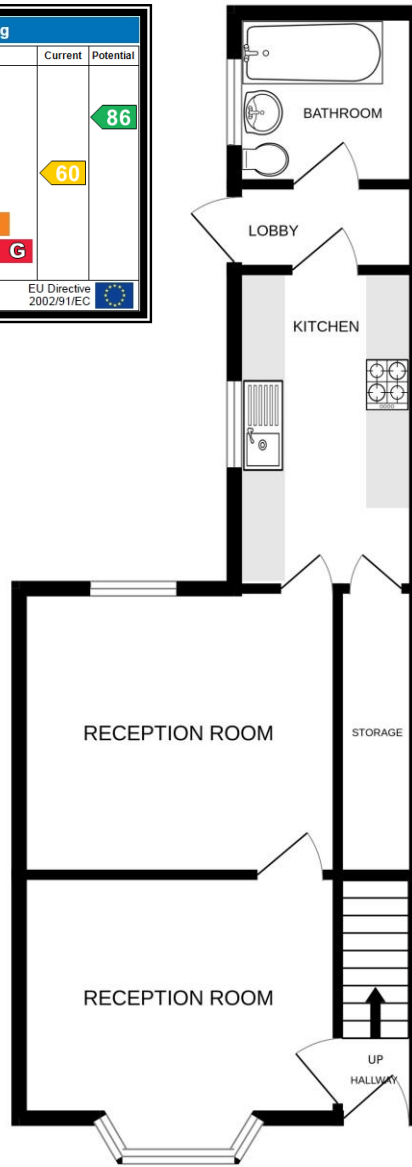
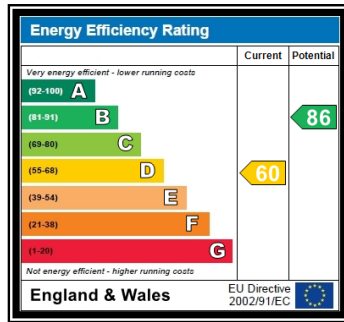
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Measures and Other Information

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.



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Total Approximate Gross Internal Floor Area = 862 SQ FT / 80 SQ M

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