

JAMES SELICKS

122 BARCLAY STREET

WEST END, LEICESTER LE3 0JB

GUIDE PRICE: £235,000



A generously proportioned three bedroom terraced property packed with character and original features, the perfect opportunity for first-time buyers seeking a light renovation project or investors looking for a property with great potential.

Storm porch • entrance hall • sitting room • dining room • dining kitchen • utility area • three bedrooms • bathroom • walled courtyard • paved rear garden • two brick-built outbuildings • EPC - E

Location

Barclay Street lies just off the Narborough Road approximately a mile and a half from Leicester city centre, and provides easy access to the popular bars and restaurants found on Braunstone Gate and Narborough Road.

Accommodation

The property is entered via a storm porch with period tiled walls and a stained glazed and uPVC front door into an entrance hall housing the stairs to the first floor with useful understairs storage beneath.

The sitting room is generously sized with a sash bay window to the front, picture rail, ceiling coving and a feature fireplace (currently capped). A wooden concertina door leads to the dining room, which also features a fireplace, picture rail, and wooden double doors opening onto the garden.

The dining kitchen is flooded with natural light from two windows (one side-facing and one bay) and features a range of white eye and base level units and drawers complemented by black preparation surfaces; there is black tiled flooring, a stainless steel sink with drainer, as well as a Belling oven and hob. Spacious enough to accommodate a dining table, it opens into a practical utility area with red tiled flooring and a window to the side, providing space and plumbing for an automatic washing machine and tumble dryer, and access to the garden via a uPVC door.

To the first floor the master bedroom is a substantial double with two windows to the front, offering an abundance of natural light. Bedroom two is also a double, with a built-in storage area and a uPVC double-glazed window to the rear. Bedroom three has a window to the side. The bathroom completes the accommodation, with an obscure glazed window to the rear, a bath with shower over, a wash hand basin and WC, radiator, laminate flooring and tiled walls.





Outside

To the front is a walled courtyard. Side access leads to an enclosed, paved rear garden with two brick-built outbuildings.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Listed Status: None

Construction: Believed to be Standard

Conservation Area: None

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

Broadband delivered to the property: Unknown

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

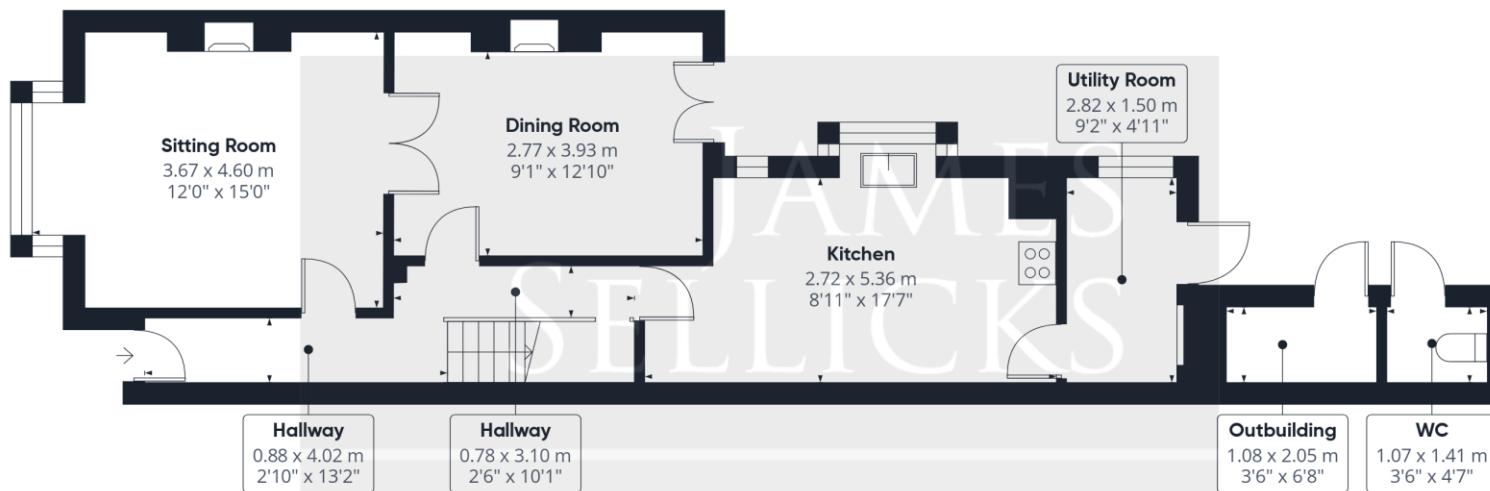
Flooding issues in the last 5 years: None our Clients are Aware of

Accessibility: Two-Storey property, no specific modifications made

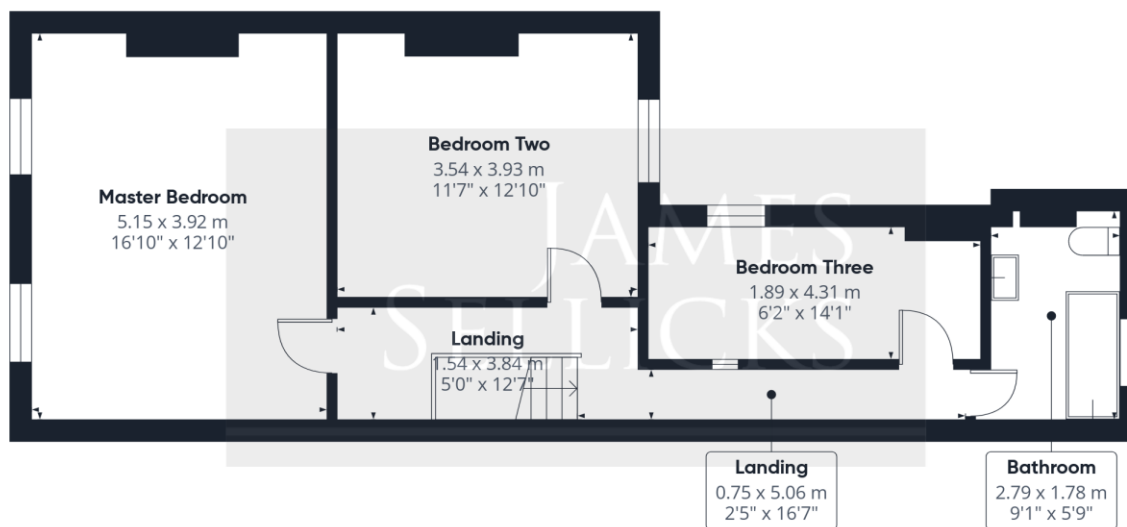
Planning issues: None our Clients are Aware of







Floor 1



Floor 2

Approximate total area^m

111.3 m²

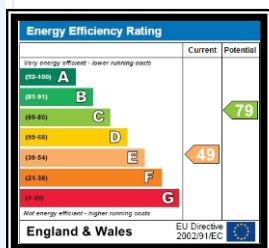
1199 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

