

JAMES SELICKS

14 WESTMORLAND AVENUE

LEICESTER LE4 6SB

GUIDE PRICE £315,000



Positioned on a large corner plot, this well-proportioned, three-bedroom semi-detached home offers spacious accommodation now in need of upgrading, a generous rear garden and a single garage. The property is thought suitable for extension, subject to the necessary planning consents.

Entrance hall • open-plan sitting/dining room • kitchen • utility area • three bedrooms • bathroom • separate WC • driveway • single garage • corner plot • EPC - D

Location

The quiet cul-de-sac location provides convenient access to the city centre with its professional quarters and mainline railway station, with local shopping facilities found along the nearby Uppingham Road.

Accommodation

The entrance hallway is welcoming and well-sized, with carpet flooring, a side-facing window, and a useful under-stairs storage cupboard beneath the stairs to the first floor. The open-plan sitting/dining room is generously proportioned, with wood-effect wall and ceiling beams, a bay window to the front, two fireplaces sharing a stone surround, and sliding patio doors opening onto the rear garden. The kitchen is fitted with a selection of units, worktops and a stainless-steel sink and drainer, space for appliances including a gas hob and oven. A UPVC door leads out to a lean-to utility area.

To the first floor a landing includes loft access and a side-facing window. The master bedroom is a spacious double with a bay window, fitted wardrobes and carpet flooring. Bedroom two is also a double and also benefits from fitted wardrobes, while bedroom three also has built-in storage. The bathroom has been recently updated to include a stylish double shower with marble-effect panelling and a rainfall shower, a vanity sink with storage, fitted mirror and heated towel rail. A separate WC completes the accommodation.

Outside

To the front of the property is a driveway providing off-road parking for several vehicles and giving access to a single garage with from power and lighting. Gated side access leads to the rear garden which is of an excellent size with a large patio, lawn and mature hedge boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be Standard.

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

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

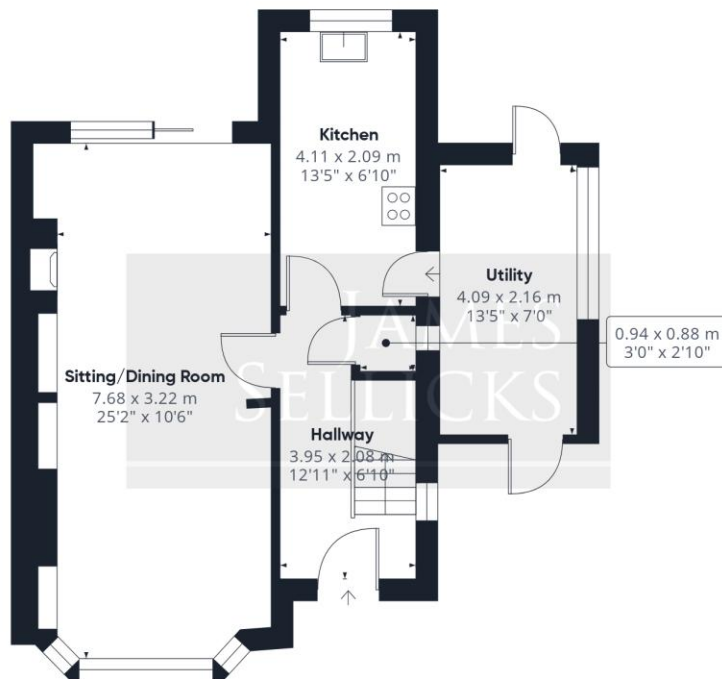
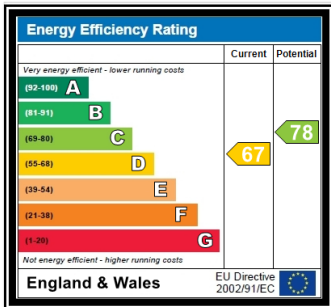
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Cients are Aware of.

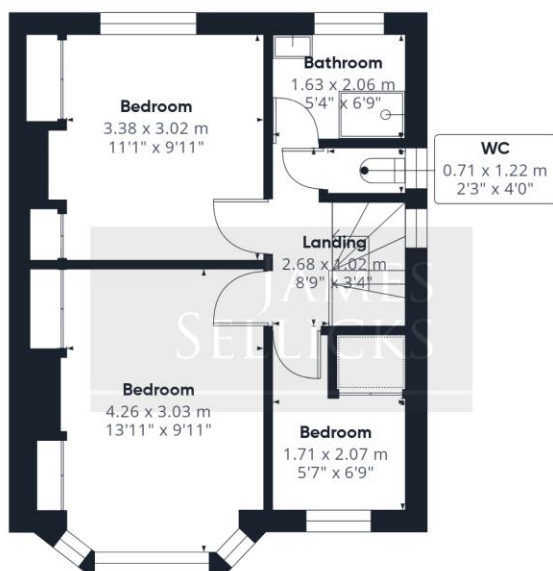








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

JAMES
SELLICKS

Approximate total area^m

105.9 m²

1140 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

