

JAMES
SELLICKS

42 MIDDLESEX ROAD

AYLESTONE, LEICESTER
LE2 8HH

GUIDE PRICE £245,000



A recently refurbished, three-bedroom mid-town house, ideally positioned close to Leicester city centre, the M1/M69 motorway junctions and Fosse Park, offered to the market with no upward chain.

Porch • entrance hall • front reception room • kitchen • utility area • ground floor WC • three bedrooms • re-fitted shower room • lawned front garden • deep, lawned rear gardens • brick-built outbuilding • no upward chain • EPC - D

Location

The property is conveniently located for access to the city centre and M1/M69 motorway networks and associated Fosse Retail Park found only a short distance away. Local shopping facilities may be found along the Aylestone Road with a wider range of facilities in Leicester city centre.

Accommodation

The home is entered via a porch leading to a hallway with under-stairs storage and stairs rising to the first floor. The front reception room flows through to a rear reception space housing a Worcester wall-mounted combination boiler, and in turn opens into the kitchen, fitted with a range of units, electric fan oven, gas hob with extractor over, and stainless steel sink with mixer tap. A door leads through to the utility area, providing plumbing and space for appliances, with access to the side lobby and rear garden. A ground floor WC completes the layout.

On the first floor, the landing provides loft access via a fitted ladder and leads to three bedrooms together with a re-fitted shower room comprising a modern three-piece suite with low flush WC, wash hand basin with drawers beneath, shower cubicle, illuminated mirror, and storage cupboard.

Outside

The property enjoys terraced front gardens with lawn and paved areas, as well as side access. To the rear, there are deep lawned gardens with paved patio areas, along with an attached brick-built outbuilding.

Tenure: Freehold

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

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: Unknown.

Construction: Believed to be Standard.

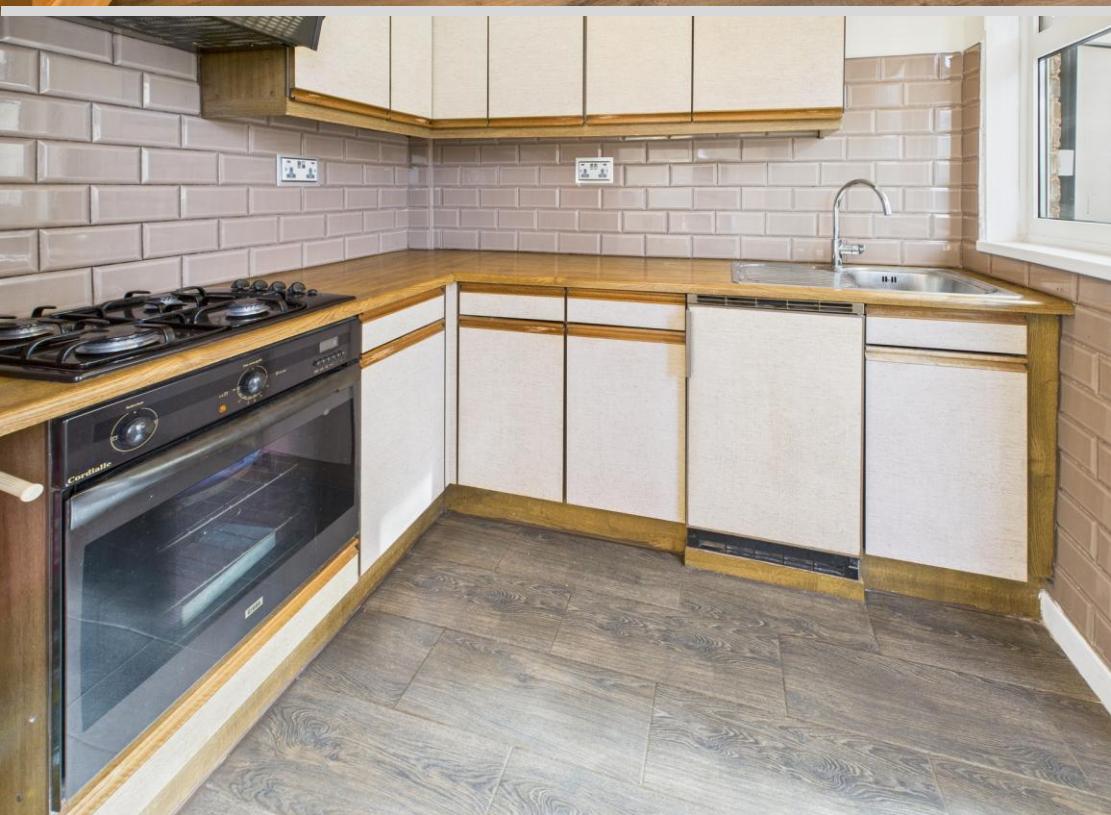
Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

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

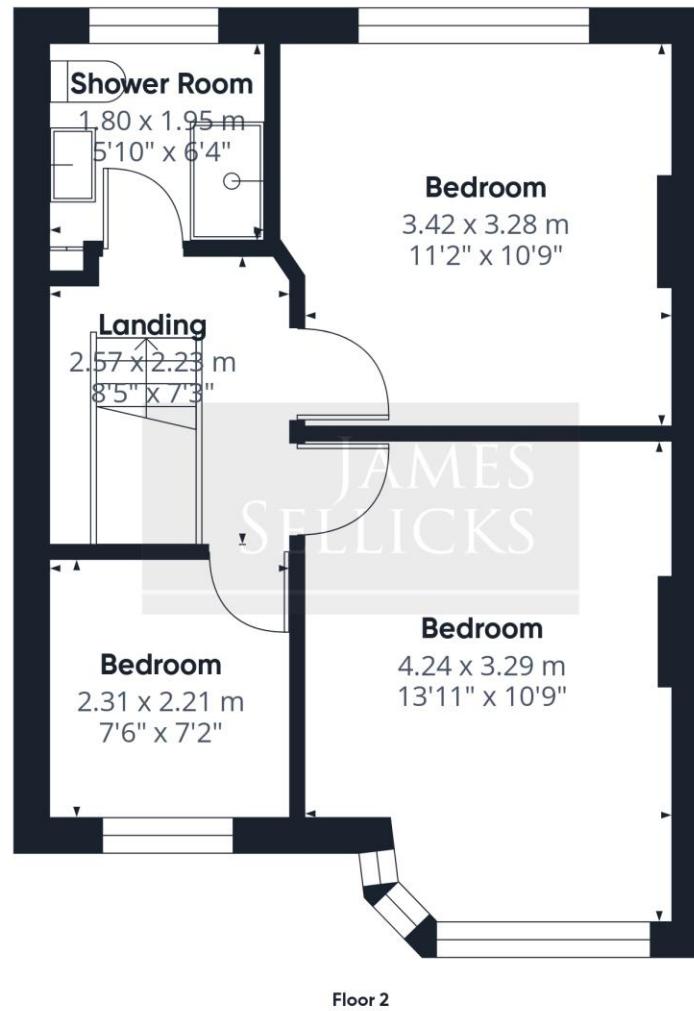
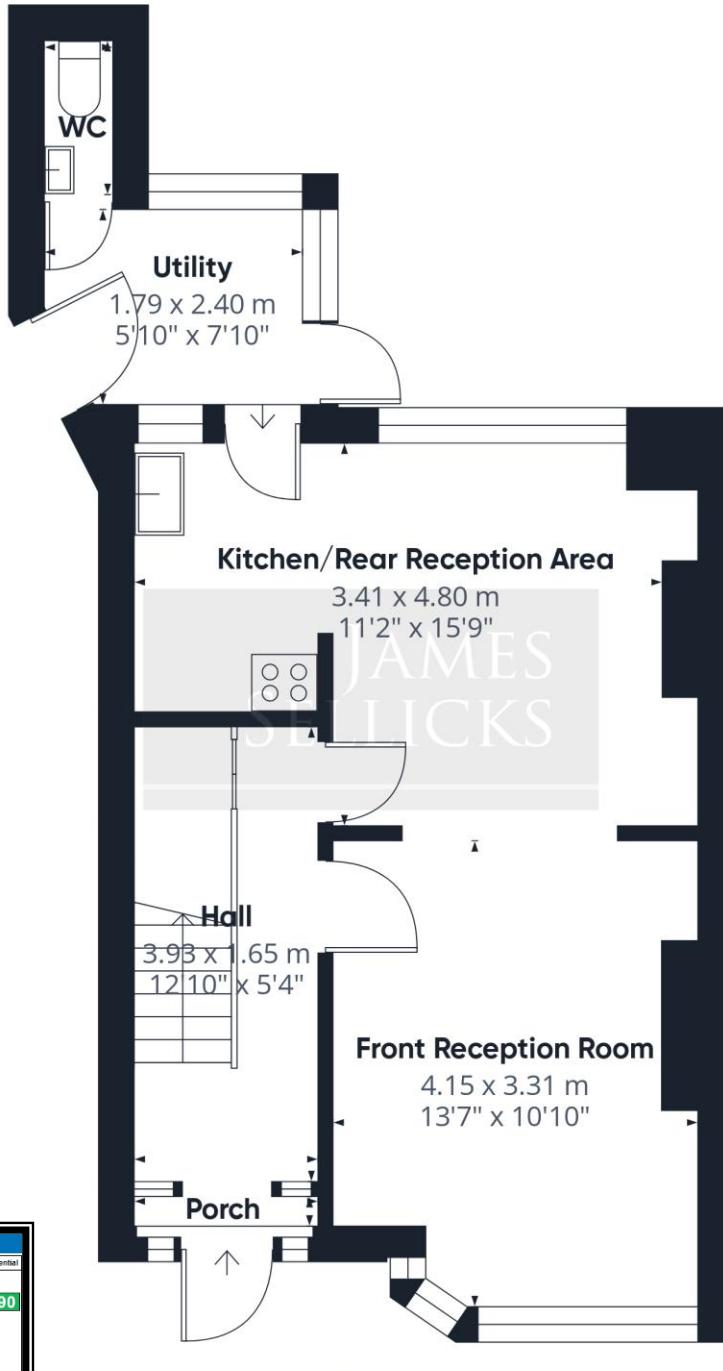
Accessibility: Two-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.









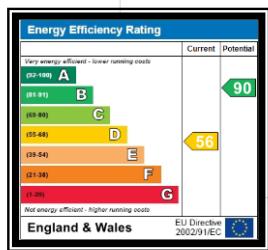
Approximate total area⁽¹⁾

78.3 m²
843 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.

GIRAFFE 360



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

