

JAMES SELICKS

78 ST LEONARDS ROAD

CLARENDON PARK
LEICESTER LE2 1WR

GUIDE PRICE: £220,000



A well presented and extended two bedroom bay-fronted terrace property, ideally positioned in the heart of the ever-popular suburb of Clarendon Park.

Two reception rooms • extended kitchen • two first floor bedrooms • bathroom • front forecourt • rear courtyard • uPVC double glazing throughout • no upward chain • EPC - C

Location

Clarendon Park is located south of the city centre. Local day-to-day shopping and an abundance of trendy bars and restaurants are found along the nearby Queens Road. The city centre, professional quarters, mainline railway station, Leicester University and Royal Infirmary are just a short distance away across Victoria Park and down the leafy New Walk, and popular schooling is available within the area.

Accommodation

The property is entered via a smart uPVC front door with a window above, leading into the sitting room, a welcoming space featuring a bay window to the front, decorative ceiling coving and rose, and a wooden fireplace surround with inset cast iron grate, decorative tiled back and hearth. A built-in meter cupboard provides useful storage. The dining room offers a window to the rear, a radiator, additional built-in storage, and another attractive wooden fireplace surround with inset cast iron grate and tiled hearth. A door gives access to the staircase rising to the first floor. The extended kitchen provides plenty of storage, fitted with a range of wooden eye and base-level units with work surfaces, a stainless steel sink and drainer, and ample space for white goods. Light fills the room through two windows, while a uPVC half-glazed door opens onto the garden. The kitchen also houses the wall-mounted boiler and has laminate flooring.

To the first floor, the master bedroom sits to the front, enjoying a window and built-in storage. Bedroom two overlooks the rear aspect and includes an over-stairs cupboard. The bathroom features an opaque glazed window to the rear and is fitted with a white three-piece suite comprising a tiled bath with shower over, enclosed WC, and pedestal wash hand basin. There is also a built-in airing cupboard housing the water tank, part-tiled walls, and laminate flooring.

Outside

The property enjoys a neat, walled front forecourt and the rear offers a small courtyard-style garden with walled boundaries and gated access to a shared, locked alley for bin storage.

Tenure: Freehold. **Conservation Area:** None.

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

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: The owners of numbers 76, 78 & 80 are jointly responsible for the upkeep of shared party walls between. Any shared gutters, drains, pipes, or cables must be maintained and repaired jointly & fairly.

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

Planning issues: None our Clients are aware of.

Please note: Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.

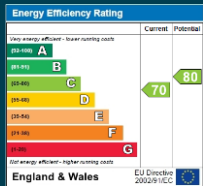




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Measures and Other Information

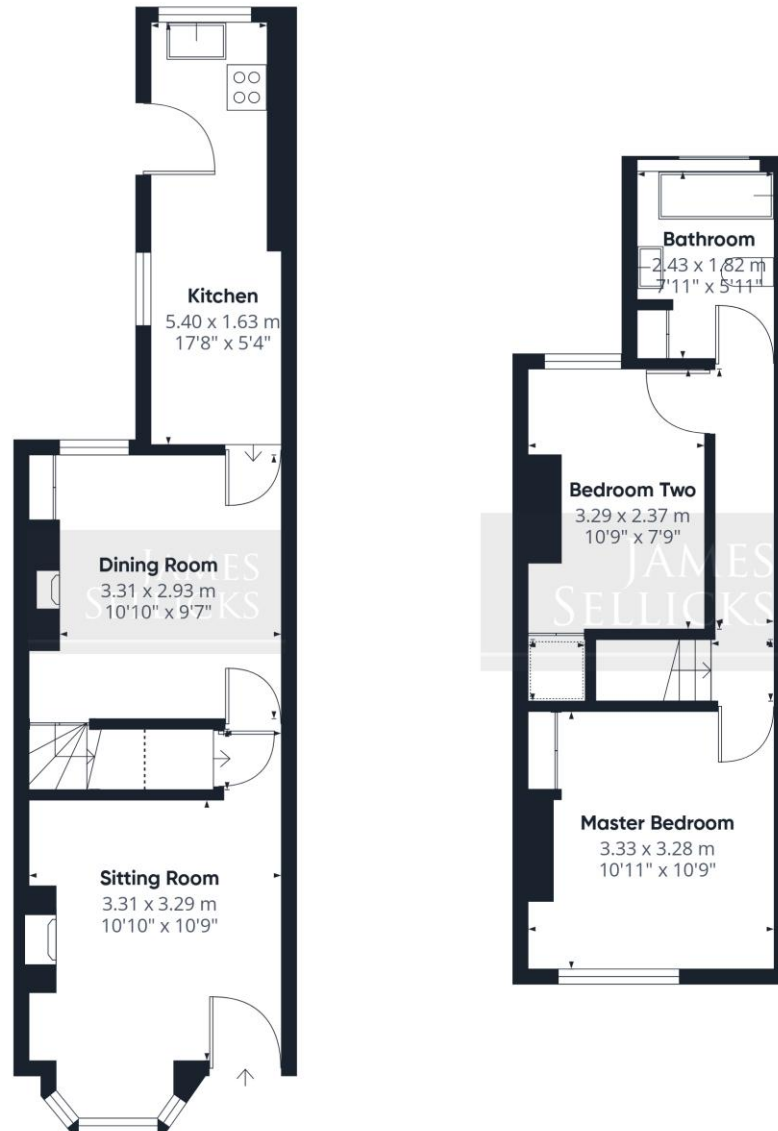
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

78, St Leonards Road Clarendon Park, Leicester, LE2 1WR

Total Area : 678 Square Feet (63 Sq M)

All measurements and illustrations are approximate and not drawn to scale.
This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries.

The Vendor, Agency and Supplier accept no liability for accuracy.



**JAMES
SELICKS**