

# 89 MONTAGUE ROAD

CLARENDON PARK, LEICESTER



JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



## 89 Montague Road

Clarendon Park  
Leicester LE2 1TJ

An immaculately presented two bedroom terraced property, located a stonethrow from the Queens Road shopping parade.

Sitting room | dining room | kitchen | lobby | study | two bedrooms | bathroom | rear walled courtyard | no upward chain | EPC - D

### LOCATION

Clarendon Park lies approximately one and a half miles to the south of city and is within easy walking distance of the city centre, professional quarters and mainline railway station across the picturesque Victoria Park. Local day to day shopping can be found along the nearby Queens Road.

### ACCOMMODATION

The property is entered via solid wood front door with windows above leading into the sitting room which has a window to the front elevation and retains the original ceiling coving and rose, built-in meter cupboard and shelving, an open cast iron fire with decorative tiled inserts, wooden fireplace and tiled hearth, understairs storage cupboard, television point and oak flooring. The dining room houses the stairs to the first floor and has ceiling coving and rose, a fantastic silver cast iron fireplace surround with inset open fire, television point, oak flooring and a uPVC double glazed window to the rear elevation overlooking the courtyard. The kitchen has an excellent range of eye and base level units and drawers, ample preparation surfaces, stainless steel sink and drainer unit, plumbing for automatic washing machine and dishwasher, space for

fridge-freezer, integrated New World oven with four-ring electric hob, tiled splashback and concealed extractor unit above and a uPVC double glazed window to the side elevation. A rear lobby with coat hooks and a solid wood door to the garden gives access to a study which has a uPVC double glazed window to the side elevation and inset ceiling spotlights.

To the first floor a landing houses a separate WC providing a low flush WC and wash hand basin and gives access to the master bedroom which has a uPVC double glazed window to the front enjoying pleasant views towards Howard Road, built-in wardrobes and further storage cupboard and wood laminate effect flooring. Bedroom two has a uPVC double glazed window to the rear elevation. The bathroom has a contemporary white three piece suite comprising a shower bath with glass shower door, low flush WC, pedestal wash hand basin with mirror and shelf above, part tiled walls, heated chrome towel rail and radiator, tiled flooring and a uPVC double glazed window to the rear.

### OUTSIDE

To the rear of the property is a private walled courtyard garden with steps up to a patio entertaining area and an original brick pathway leading to a wooden gate to the shared side access.

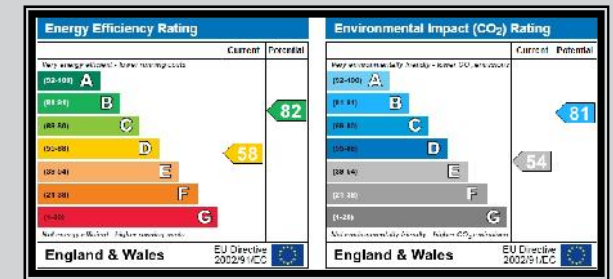
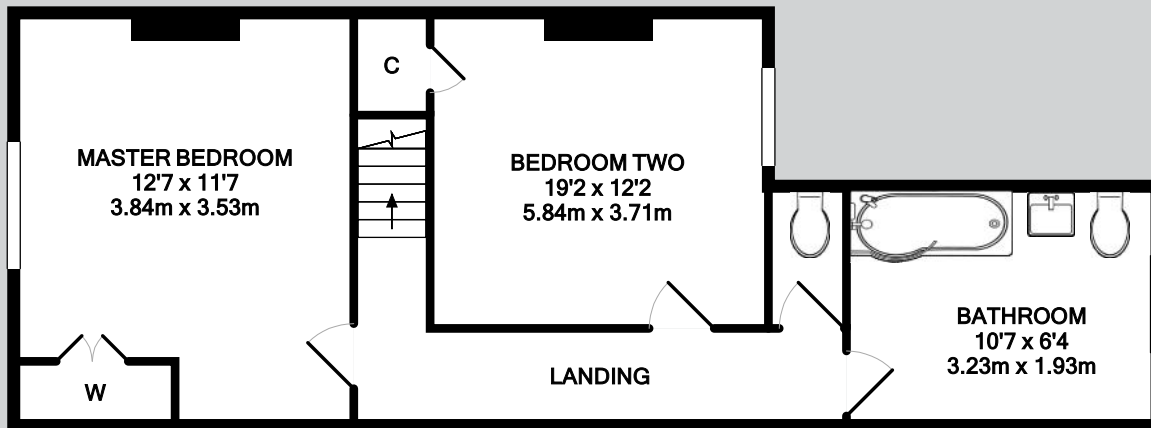
### DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction passing over the Victoria Park roundabout onto Victoria Park Road, right onto St. Leonard's Road and eventually left into Montague Road where the property can be located on the right side, clearly indicated by the Agent's "For Sale" sign.









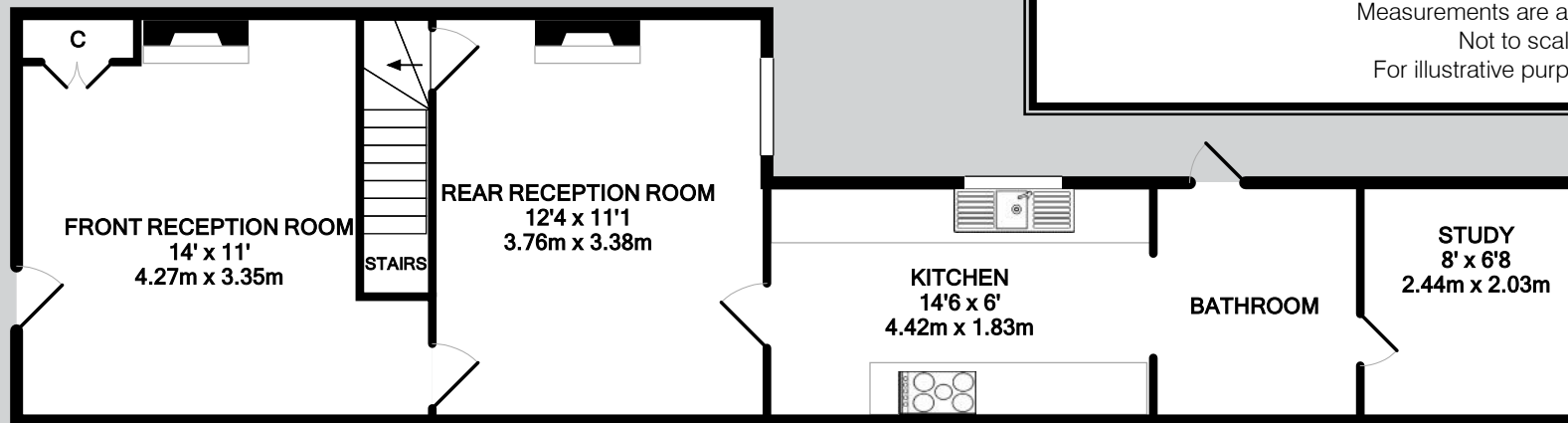
89 Montague Road, Clarendon Park, Leicester LE2 1TJ

Total Approximate Gross Internal Floor Area = 839 SQ FT / 78 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



**JAMES SELICKS**

[www.jamesselicks.com](http://www.jamesselicks.com)

**Leicester Office**  
56 Granby Street  
Leicester LE1 1DH  
0116 2854 554  
[info@jamesselicks.com](mailto:info@jamesselicks.com)

**Market Harborough Office**  
01858 410008

**Oakham Office**  
01572 724437



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#### Measurements 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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