

JAMES SELICKS

38 CHADWELL ROAD

NEW PARKS
LEICESTER
LE3 6LF

GUIDE PRICE: £200,000



A traditional three-bedroom semi-detached home offering well-proportioned accommodation, two reception rooms and a generous garden. Whilst requiring a comprehensive programme of renovation, this property presents an opportunity for buyers looking to unlock the potential of a traditional family home, with generous room proportions, a flexible layout and outdoor space.

Traditional semi-detached home • requiring refurbishment throughout • excellent opportunity • two well-proportioned reception rooms • kitchen offering scope for complete redesign • two generous double bedrooms & a good-sized single • first floor bathroom • generous garden with brick-built outbuilding • potential for off-road parking (subject to consents) • EPC - D

Location

Situated in the popular New Parks area, the location provides good access to Leicester city centre with its professional quarters and mainline railway station, Fosse retail park and the associated M1/M69 motorway networks.

Accommodation

The property is entered via a porch, opening into a spacious entrance hall with stairs rising to the first floor and an understairs storage cupboard. The sitting room is a generously proportioned reception space, with a window overlooking the garden and a fireplace with a gas fire, whilst the separate dining room provides additional living space with a window to the rear. The arrangement of these two rooms, together with the adjoining kitchen, offers potential for reconfiguration to create a more contemporary, open-plan layout, subject to any necessary consents and structural considerations. The kitchen is fitted with a basic range of units and preparation surfaces, a sink with drainer and provision for appliances. Requiring complete modernisation, the room offers an opportunity to redesign the space to suit individual requirements. An adjoining side passage provides access to a useful store and outside WC.

To the first floor, a spacious landing provides access to three bedrooms and the family bathroom. The principal bedroom and second bedroom are both well-proportioned doubles, each benefiting from fitted storage, whilst the third bedroom is a generous single, also with a fitted cupboard. The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin and WC.

The property benefits from predominantly uPVC double glazing, gas-fired central heating and a modern RCD consumer unit, although the accommodation is dated throughout and requires extensive refurbishment and improvement.

Outside

The front garden is screened by established hedging, with a pathway leading to the entrance porch and side access. There may be potential to create off-road parking, subject to the necessary permissions and the installation of a dropped kerb. To the rear, the generously sized garden is currently overgrown but offers considerable scope for landscaping, with the additional benefit of a brick-built outbuilding providing storage.

Listed Status: None. **Conservation Area:** None. **Local Authority:** Leicester City, **Tax Band:** A
Services: Offered to the market with gas-fired central heating.

Construction: Believed to be system built.

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

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.







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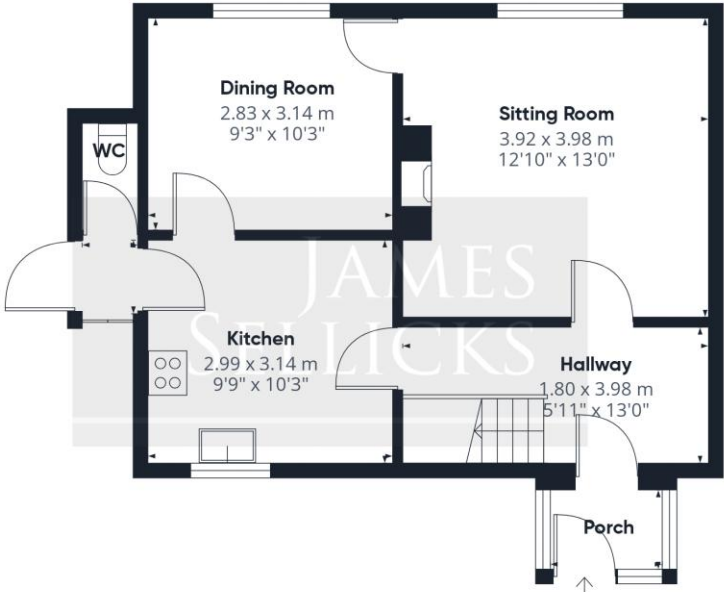
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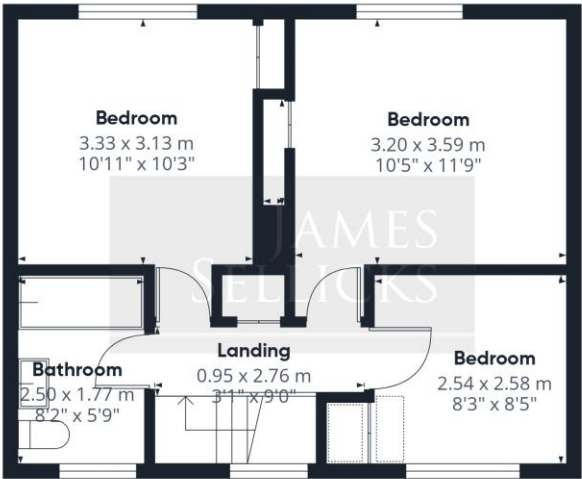
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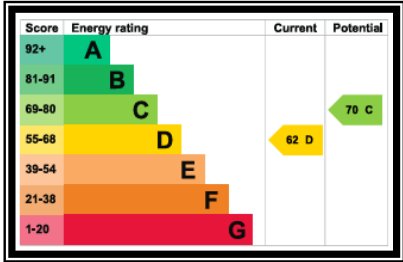
Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if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



Floor 1



Floor 2



Approximate total area⁽¹⁾
83 m²
893 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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