

JAMES
SELICKS

34 WALTON STREET

WEST END, LEICESTER LE3 0DX

OFFERS OVER £180,000



A well presented and extended, two bedroom mid terrace villa located just off the Narborough Road.

Entrance hall • front reception room • rear reception room • kitchen • extended breakfast room • first floor landing • two bedrooms • bathroom • front forecourt • paved courtyard gardens • no chain involved • EPC – D

Location

The property is located in the heart of Leicester's West End which provides convenient access to the city centre with the professional quarters and mainline rail station, as well as local shopping facilities, trendy bars and restaurants found along the Narborough Road and Braunstone Gate. The property is also well positioned for access to the M1/M69 motorway networks and associated Fosse Retail Park.

Accommodation

The property is entered via a timber front door into an entrance hall with tiled flooring, the front reception room has a cast iron fireplace and a uPVC double glazed window to the front elevation. The rear reception room has a fireplace with a pine surround, a bay window to the rear elevation and houses the stairs to the first floor with an understairs storage cupboard beneath. The kitchen has a uPVC double glazed window to the side elevation and a range of eye and base level units and drawers, ample worktops, stainless steel one and a quarter bowl sink, electric oven, four-ring gas hob with extractor unit above, plumbing for an automatic dishwasher and washing machine, Worcester wall mounted boiler, and an archway leading into the extended breakfast room, having a double glazed window to the rear and double doors to the side elevation.

To the first floor is a landing. The master bedroom has a uPVC double glazed window to the front elevation. Bedroom two has an overstairs storage cupboard and a uPVC double glazed window to the rear. The bathroom has a white four piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath and a shower cubicle, airing cupboard and a uPVC double glazed window to the rear.

Outside

To the front of the property is a small forecourt behind a low level wall with railings. To the rear is a paved courtyard garden.

Tenure: Freehold.

Listed Status: None.

Conservation Area: No.

Non-standard construction: Believed to be standard.

Local Authority: Leicester City Council, Tax Band: A

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

Broadband delivered to the property: Fibre broadband available.

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

Accessibility issues: The property is a 2-storey dwelling, No modifications made.

Planning issues: None our Clients are aware of.

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









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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.

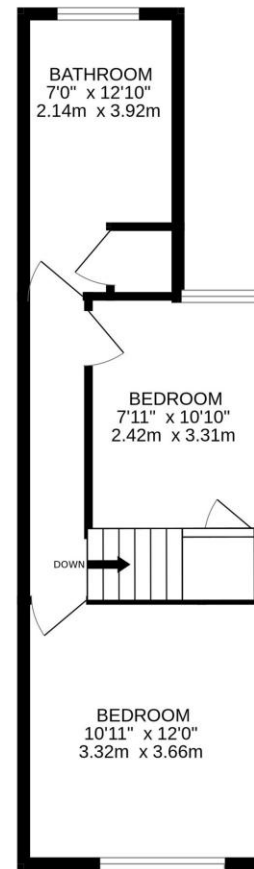
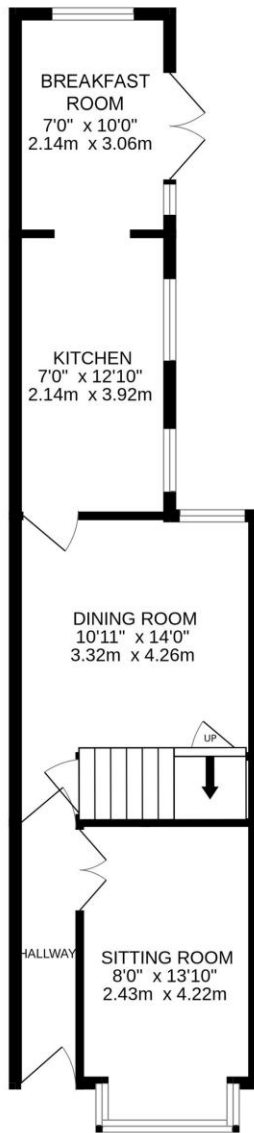
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Measures and Other Information

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.



34 Walton Street, West End, Leicester LE3 0DX
 Total Approximate Gross Internal Floor Area = 827 SQ FT / 77 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.

