

JAMES SELICKS

16 WALNUT STREET

LEICESTER
LE2 7LD

GUIDE PRICE: £275,000



A deceptively spacious and versatile traditional terraced home offering generous accommodation over two floors, with three first-floor double bedrooms, an en-suite shower room and a flexible ground-floor reception room currently utilised as a further bedroom.

Deceptively spacious traditional terraced house • three generous first-floor double bedrooms • principal bedroom with en-suite shower room • versatile front reception/occasional fourth bedroom • separate rear sitting room • spacious dining area opening into fitted kitchen • ground-floor family bathroom • useful cellar providing additional storage • low-maintenance rear courtyard garden • EPC - D

Location

The property is situated south of Leicester city centre within close proximity to the Universities and Royal Infirmary Hospital as well as the professional quarters and mainline railway station with access to London St Pancras in approximately one hour.

Accommodation

The property is entered via a hallway with a door immediately to the right leading into a generous front reception room (currently arranged as a bedroom but equally suited for use as a sitting room, home office or additional reception space). To the rear is a further sitting room, with a window overlooking the garden and access to the dining kitchen.

The dining area provides ample space for a good-sized table and benefits from a small uPVC bay window to the side. This flows through into the kitchen, which is fitted with a range of white eye and base level units and drawers with preparation surfaces, together with a stainless steel sink and drainer. There is a fitted oven with gas hob and extractor over, plumbing for a washing machine and space for a fridge-freezer. Beyond the kitchen, a small rear lobby provides access to the ground-floor bathroom, fitted with a bath with shower over, pedestal wash hand basin and WC. The property also benefits from a cellar, providing useful additional storage and housing the property's utility meters/services.

To the first floor, the landing has useful storage above the stairs and provides access to three particularly well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from its own en-suite shower room, fitted with a shower enclosure, WC and wash hand basin. The two remaining bedrooms are also generous doubles, giving the first-floor accommodation a particularly practical layout.

Outside

The property has a rear courtyard garden, predominantly paved for ease of maintenance and providing space for outdoor seating.

Listed Status: None. Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: C

Services: Offered to the market with gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be solid brick, cavity wall.

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.

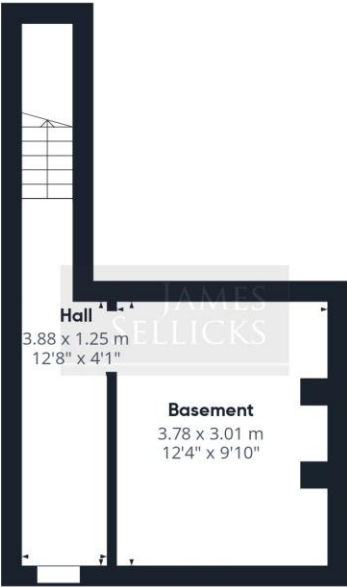
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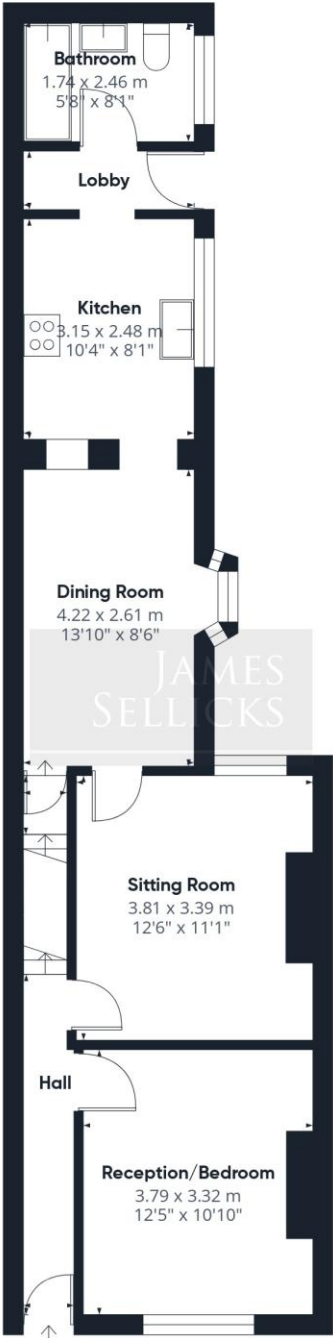




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor -1



Floor 1



Floor 2



Approximate total area⁽¹⁾

120.1 m²
1295 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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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.

