

JAMES
SELICKS

25 Kingsway

BRAUNSTONE, LEICESTER



25 Kingsway
Braunstone
Leicester
LE3 2JN

A three bedroom bay fronted semi-detached requiring some upgrading and renovation, and offered for sale with no upward chain.

Entrance porch • entrance hall • front reception room • rear reception room • kitchen • rear lobby • cloakroom • three bedrooms • bathroom • driveway • side store • overgrown rear gardens • no chain involved • EPC - G

Location

Braunstone is situated on the borders of Westcotes and the popular Western Park, located approximately a mile and a half to the west of the city centre. There are excellent schooling, recreational facilities and shopping parades within easy access, and to the M1/M69 motorway networks are also a short drive away.

Accommodation

The property is entered via a porch and a composite front door leading into an entrance hall housing the stairs to the first floor. The front reception room has a tiled fireplace and a uPVC double glazed bay window to the front elevation. The rear reception room has a tiled fireplace and a uPVC double glazed door with windows to sides. The kitchen has eye and base level units, a stainless steel sink, pantry and a uPVC double glazed window. A rear lobby with two uPVC double glazed windows has a door to the side. A ground floor cloakroom with a uPVC double glazed window provides a two piece suite.

To the first floor is a landing with a uPVC double glazed window. The master bedroom has a uPVC double glazed bay window to the front elevation. Bedrooms two and three each have a uPVC double glazed window. The bathroom has a uPVC double glazed window and a three piece suite comprising a low flush WC, wash hand basin and bath and houses the built-in airing cupboard.

Outside

To the front of the property is a paved and gravelled driveway leading to an attached side store. To the rear of the property are overgrown gardens.

Tenure: Freehold

Local Authority: Blaby District Council

Tax Band: B

Satnav Information : 25, LE3 2JN





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Important Notice

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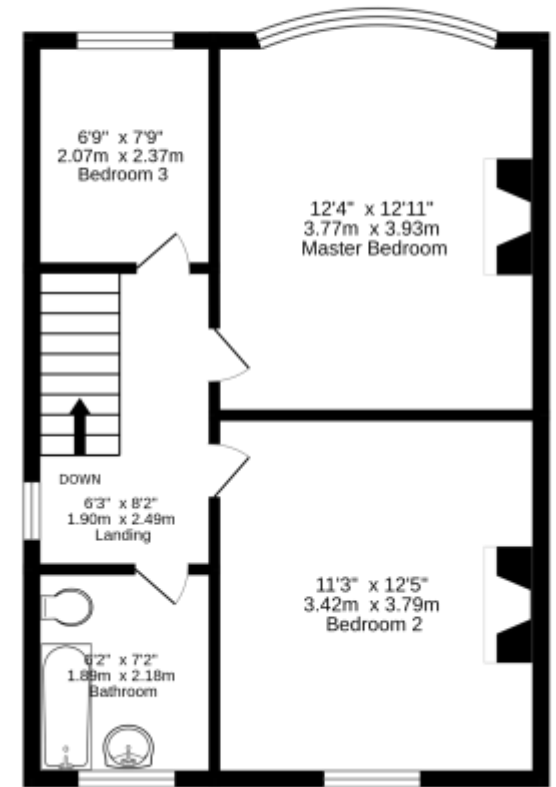
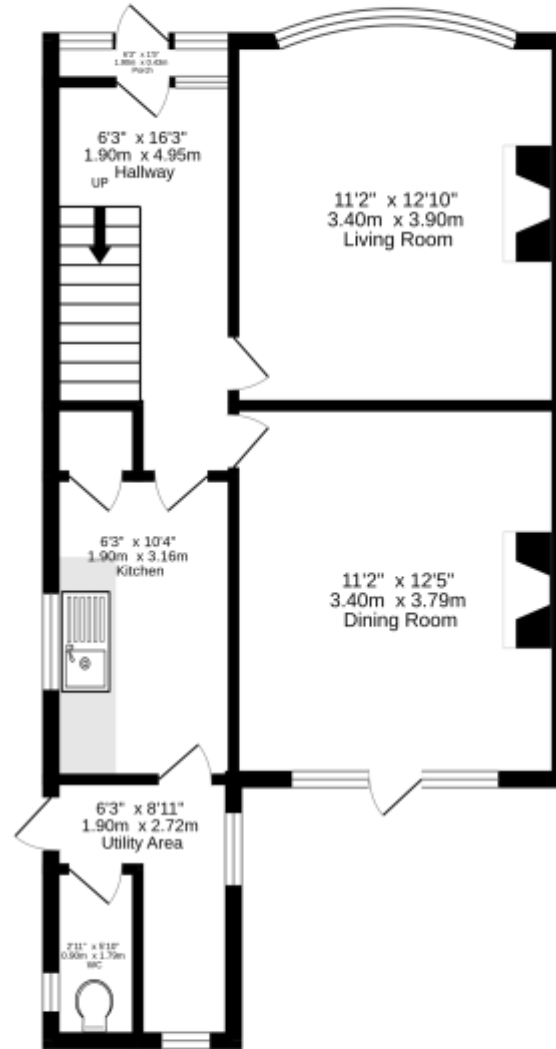
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Measures and Other Information

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.



25, Kingsway, Braunstone, Leicester LE3 2JN

Total Approximate Gross Internal Floor Area = 918 SQ FT / 85 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

