

# JAMES SELLICKS

63 ST. LEONARD'S ROAD

CLARENDON PARK  
LEICESTER  
LE2 1WT

GUIDE PRICE £205,000



This charming two-bedroom mid-terraced home is ideal for first-time buyers seeking character and comfort. Retaining beautiful Victorian features such as original fireplaces, doors and windows. The property offers two reception rooms, a galley kitchen and family bathroom, plus a loft space thought suitable for conversion (subject to the necessary planning consents). Outside is a small rear garden and three useful outhouses, perfect for storage or workshop space.

Entrance hall • two reception rooms • kitchen • two bedrooms • bathroom • permit parking • mature rear garden • three outbuildings • EPC – D

#### Location

Clarendon Park sits south of the city centre with its professional quarters, mainline railway station, Leicester University and Royal Infirmary just a short distance away across Victoria Park and down the leafy New Walk. Local day-to-day shopping and an abundance of trendy bars and restaurants are found along the nearby Queens Road, along with popular schooling within the area.

#### Accommodation

Stepping into the hallway via the original front door, you're greeted by an original wooden archway with traditional coat hooks. To the front of the house is a generous reception room, boasting an original feature fireplace and a beautiful sash window with secondary glazing that fills the room with natural light. The second reception room also offers a sash window with secondary glazing, a gas fire set within a decorative fireplace, and a built-in storage cupboard.

At the rear of the property, the kitchen is compact but functional, and offers potential for extension (subject to the necessary planning consents). It features tile-effect flooring, a range of white eye and base level units and drawers with a white stone effect worktop, a blue tiled splashback and a stainless steel sink under the side-facing window. Integrated appliances include a Candy oven with full gas hob, an integrated fridge freezer, and plumbing for a washing machine. A Worcester boiler is also housed in the kitchen, and a door provides access to the rear garden.

To the first floor, the master bedroom spans the full width of the property and includes two original sash windows, an original black fireplace surround, an abundance of built-in storage and deep Victorian skirting boards. Bedroom two is also a large double, with a sash window and an overstairs storage wardrobe. The family bathroom (currently accessed via the bedroom two) comprises a bath with tiled surround, a separate WC, and a pedestal wash hand basin. This room also houses the airing cupboard and has what appears to be an original fireplace - something worth exploring as it adds a unique touch.

#### Outside

Situated on the sought after St. Leonards Road, the property enjoys the benefit of resident permit parking at approximately £40 per annum). To the rear is a charming, mature space with a mix of established planting and two tiered levels, part of which has recently re-built walling. There are also three useful outbuildings: one formerly a WC, all ideal for storage. Rear access is available for bin collection via a shared path

**Tenure:** Freehold. **Conservation Area:** None.

**Local Authority:** Leicester City Council, **Tax Band:** B

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

**Broadband delivered to the property:** Fibre, speed unknown.

**Non-standard construction:** Believed to be Standard.

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

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

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are Aware of.





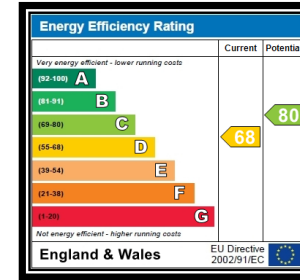




Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

72.4 m<sup>2</sup>

781 ft<sup>2</sup>

(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.

