JAMES SELLICKS

24 Tamerton Road

EYRES MONSELL
LEICESTER
LE2 9DD

GUIDE PRICE: £220,000



Offered to the market with NO UPWARD CHAIN, a traditional three-bedroom semi-detached home offering well-proportioned accommodation over two floors, situated in an established residential location. The property benefits from two reception rooms, a recently modernised shower room and a good-sized rear garden, providing an excellent opportunity for purchasers wishing to update and personalise a home to their own tastes.

Traditional three-bedroom home with good-sized rear garden • excellent opportunity for modernisation & improvement • spacious sitting room & separate dining room overlooking the garden • fitted kitchen with access to rear lobby and useful stores • two double bedrooms & a good-sized single bedroom • recently modernised first-floor shower room • EPC - C

Location

Eyres Monsell provides excellent access to the city centre, professional quarters and mainline railway station; local day-to-day shopping can be found along Saffron Lane, and access to the M1/M69 motorways and associated Fosse Retail Park is only a short distance away.

Accommodation

The accommodation is entered via a spacious entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. The sitting room is well-proportioned with a large window overlooking the front garden, allowing plenty of natural light, and a feature gas fire. A door leads through to a separate dining room, which provides ample space for a dining table and additional furniture, with a window overlooking the rear garden. The kitchen has a window overlooking the rear garden and is fitted with a range of white eye and base level units and drawers, contrasting preparation surfaces and tiled splashbacks. There is a freestanding cooker with hob, plumbing for a washing machine, space for separate fridge and freezer appliances and a compact worktop-mounted dishwasher. A rear lobby provides access to a ground floor WC and storage cupboard, with an attached brick-built store accessed externally.

To the first floor, a spacious landing provides access to three bedrooms, the shower room and two useful storage cupboards. The principal bedroom is a generous double room with a large window overlooking the front elevation and a fitted storage cupboard. Bedroom two is a further well-proportioned room overlooking the rear garden, currently accommodating twin beds and benefiting from a fitted cupboard. Bedroom three is a good-sized single room, presently used as a home office, with a window to the front elevation and housing the central heating boiler. The shower room has been modernised in recent years and is fitted with a contemporary three-piece suite comprising a corner shower enclosure, wash hand basin and low flush WC, complemented by tiled walls and flooring.

Outside

The property is set behind a mature hedgerow with a lawned front garden and is approached via a pedestrian pathway, over which we understand there is a right of access. On-street parking is available nearby.

Listed Status: None. Conservation Area: None.
Local Authority: Leicester City Council, Tax Band: A
Services: Offered to the market with gas-fired central heating.
Broadband delivered to the property: Unknown. Construction: 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: Two-storey property, no specific accessibility modifications made.











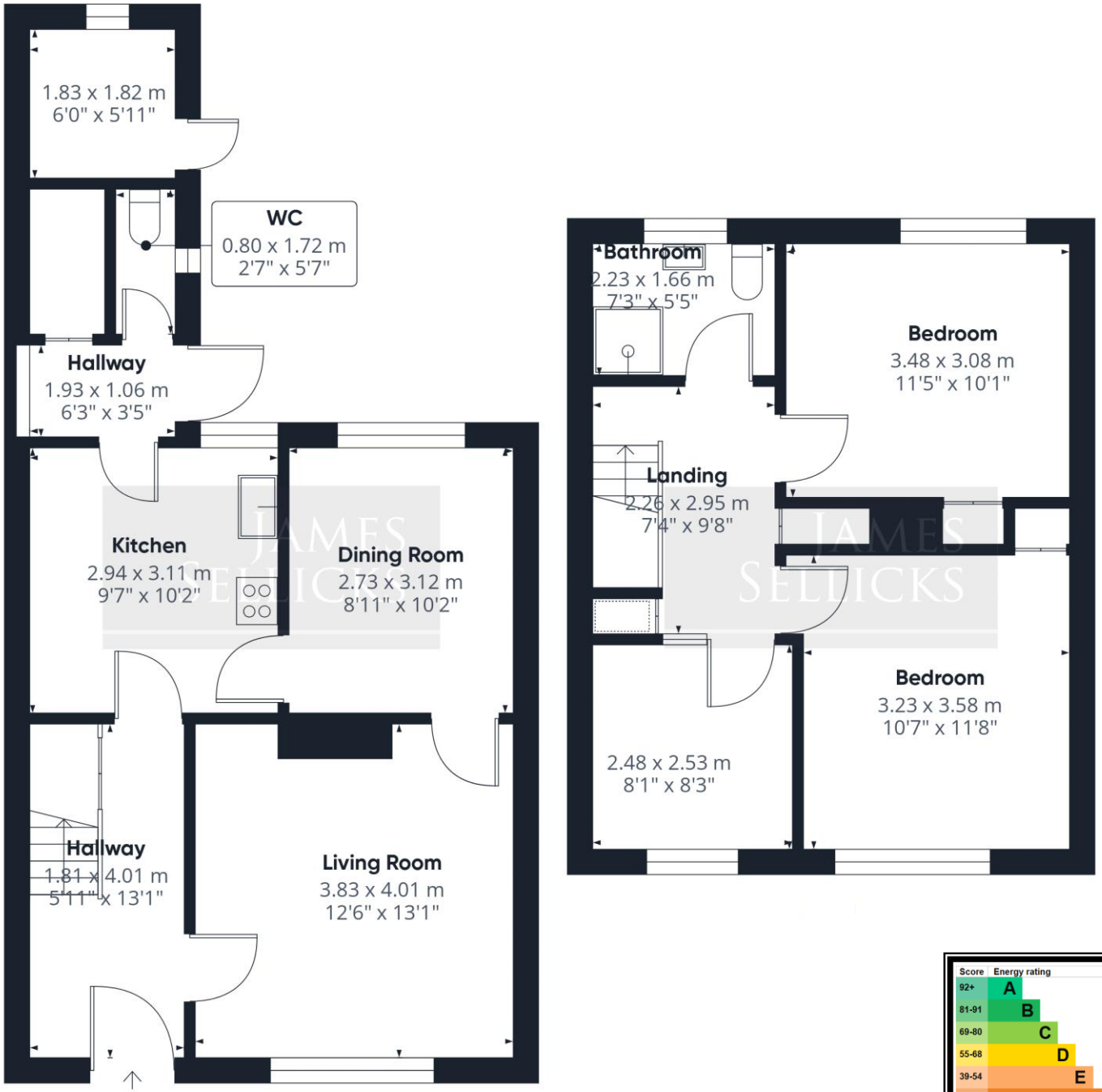


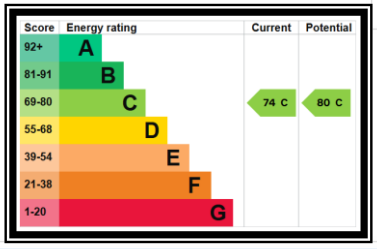












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Approximate total area(1)

87.6 m²

944 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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

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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.

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