

JAMES SELICKS

91 REGENT ROAD

LEICESTER LE1 7AX

GUIDE PRICE £275,000



This exceptional two-bedroom period townhouse is bursting with original features such as exposed wood flooring, decorative fireplaces, picture rails, sash windows and ornate coving.

Effortlessly blending historical charm with modern comfort, this well-preserved city home offers rare Georgian elegance in a superb location just minutes' walk from the city centre with its professional quarters, hospital, universities, shopping and mainline railway station (London St Pancras in approximately one hour).

Entrance hall • sitting/dining room • kitchen • two bedrooms • bathroom • two bedrooms • bathroom • front garden • partially decked rear garden • EPC - C

Location

Regent Road is located a stonethrow from all that the city centre has to offer, the cultural quarter with Curve Theatre and Phoenix Square Cinema, plus an abundance of restaurants and bars.

Accommodation

The welcoming entrance hall boasts beautiful exposed floorboards, original floor tiling, detailed coving, fitted shelving (within former reception door recess) and a striking staircase to the first floor. The sitting/dining room is a spacious, open-plan area with a secondary glazed sash window overlooking the front and patio doors opening onto the rear garden. There are two stunning fireplaces, exposed floorboards, a picture rail and coving, plus built-in storage flanking one chimneybreast.

Characterful and functional, the kitchen features substantial freestanding wooden units, a stainless steel double sink and integrated appliances including a stainless steel Kenwood oven with five-ring gas hob, a Hotpoint washing machine, and an Indesit fridge-freezer. There is black slate flooring throughout, a wooden bay window to the rear, a further side window and direct access to the garden. The property includes a basement with power, lighting, and a skylight, thought ideal for storage (prospective buyers are advised to verify suitability).

To the first floor are two bedrooms and a bathroom. The master bedroom is a spacious front-facing double with two secondary glazed sash windows, an elegant feature fireplace, exposed floorboards, and a built-in overstairs cupboard. Bedroom two is another good-sized double with exposed floorboards, a charming feature fireplace, a wooden double-glazed window overlooking the rear, and a high-level internal window looking onto the landing. Beautifully designed and split over two levels, the bathroom provides a separate WC, a freestanding sink and a bath with white tile surround but the standout feature is the double walk-in shower with vinyl tiled flooring. There is also a chrome towel radiator, inset ceiling spotlights, and an obscure-glazed wooden window.

Outside

Accessed via steps from Tigers Way, the front garden is lawned and is enclosed by mature shrubs and a metal fence line, creating an inviting entrance. A partially decked rear garden leads to a stone area bordered by walls. There is gated rear access directly to Tigers Way.

Tenure: Freehold. **Local Authority:** Leicester City Council, **Tax Band:** B

Listed Status: None. **Conservation Area:** New Walk.

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

Broadband delivered to the property: Unknown.

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.

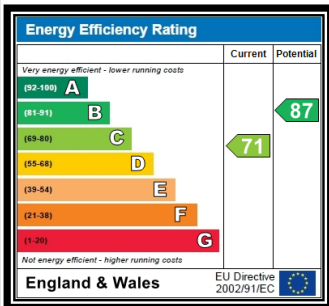
Accessibility: Two-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.









Floor -1



Floor 1



Floor 2



Approximate total area^m

105.1 m²
1132 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.

