

JAMES
SELLICKS

22 CHAUCER STREET
HIGHFIELDS, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

22 Chaucer Street

Highfields
Leicester LE2 1HD

A spacious, three-storey Victorian villa located close to the city centre, thought suitable for a large family or an investor buyer and offered with no upward chain.

Porch | entrance hall | two reception rooms | dining kitchen | rear lobby | ground floor shower room | three first floor bedrooms | bathroom | separate WC | second floor bedroom four | front walled forecourt | rear walled courtyard garden | EPC - D

LOCATION

The property is located within Highfields, approximately half a mile from Leicester, with local shopping found nearby along with the Leicester University and Royal Infirmary. The city centre is within walking distance and offers professional quarters, shopping facilities and a mainline railway station with access to London St. Pancras in just over an hour.

ACCOMMODATION

The property is entered via an original wooden door with window above leading into the entrance porch with a glazed door leading into a long entrance hall housing the stairs to the first floor. The front reception room has a uPVC double glazed bay window to the front elevation, a feature fireplace. The rear reception room has uPVC double glazed French doors and windows to the rear elevation, ceiling coving, picture rail and wood laminate effect flooring. The dining kitchen houses a useful pantry cupboard, has two uPVC double glazed windows to the side and an excellent range of contemporary style eye and base level units, soft closing drawers, solid wood preparation surfaces, stainless steel

sink and drainer unit, tiled splashbacks, four-ring gas hob with oven beneath, tiled splashback and extractor unit above, plumbing for an automatic washing machine, space for fridge-freezer, wall mounted boiler, tiled flooring. A rear lobby with door and windows to the rear courtyard provides access to a ground floor shower room providing a shower cubicle, pedestal wash hand basin and low flush WC, part tiled walls and tiled floor.

To the first floor a landing houses the staircase to the second floor. The master bedroom has two uPVC double glazed windows to the front elevation, ceiling coving, picture rail, a built-in cupboard and wood laminate effect flooring. Bedroom two has a uPVC double glazed window to the rear elevation. The bathroom has a uPVC double glazed window to the side elevation, low flush WC, pedestal wash hand basin and panelled bath, fully tiled walls and tiled floor. A separate WC with fully tiled walls and tiled flooring provides a low flush WC. Bedroom three has a uPVC double glazed window to the side elevation.

To the second floor is a landing leading to bedroom four, having a uPVC double glazed window to the front elevation.

OUTSIDE

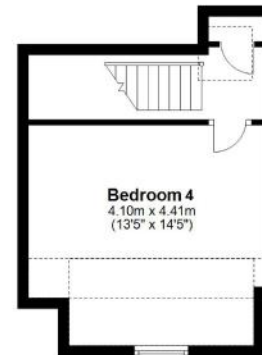
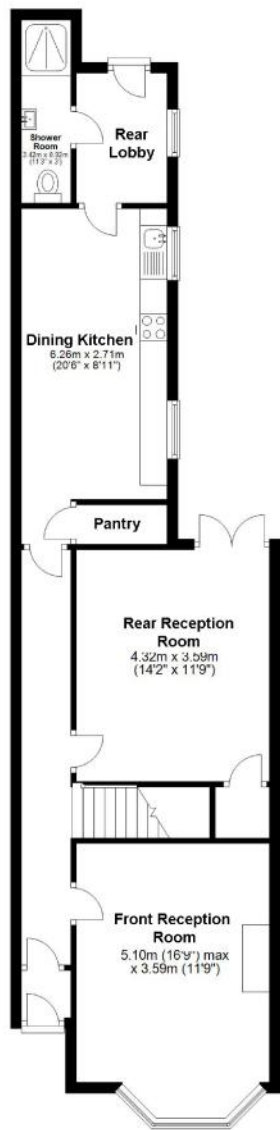
To the front of the property is a walled forecourt with wrought iron fencing and to the rear is a walled courtyard garden.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, taking the first exit at the Victoria Park roundabout onto Mayfield Road which eventually becomes Beckingham Road. Take a left hand turn into Chaucer Street where the property can be located on the right hand side as indicated by the Agent's "For Sale" sign.



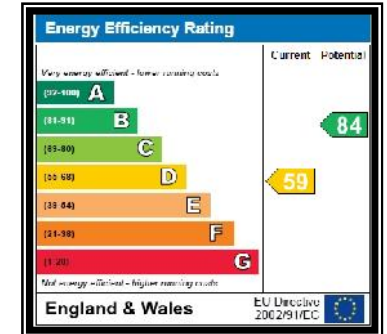




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**Total Approximate Gross Internal Floor Area
1656 SQ FT / 153 SQ M**

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



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Measurements 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.