

JAMES SELICKS

106 ROWANBERRY
AVENUE

LEICESTER
LE3 6PQ

GUIDE PRICE £175,000



Offered to the market with no upward chain, this spacious two-bedroom end townhouse presents an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a well-proportioned home.

Whilst the property would now benefit from a degree of updating, it offers generous accommodation and excellent potential throughout.

Porch • entrance hall • spacious through lounge • breakfast kitchen • two generously sized double bedrooms • wet room • small front forecourt • low-maintenance rear garden • timber shed • EPC - D

Location

The property's location provides good access to Leicester city centre with its professional quarters and mainline railway station, Fosse retail park and the associated M1/M69 motorway networks.

Accommodation

The property is entered via a uPVC and part glazed porch with an inner door into an entrance hall, where a useful walk-in storage cupboard provides practical everyday storage. The spacious through lounge enjoys a feature fireplace and has a window to the front and double doors opening directly onto the rear garden, creating an abundance of natural light and an ideal space for both relaxing and entertaining.

The refitted breakfast kitchen has a range of contemporary eye and base level units and drawers with marble effect preparation surfaces, incorporating a stainless steel sink with mixer tap, integrated electric fan oven, integrated fridge and space and plumbing for a washing machine. A door provides direct access to the rear garden.

To the first floor, the landing gives access to two generously sized double bedrooms. The principal bedroom benefits from two built-in storage cupboards, one of which houses the Worcester wall-mounted boiler. Completing the accommodation is the bathroom, fitted as a wet room with a low-level WC, wash hand basin and electric shower.

Outside

The property enjoys a small forecourt to the front, whilst to the rear is a low-maintenance paved garden with a timber shed, providing an ideal outdoor space requiring minimal upkeep.

Tenure: Freehold.

Listed Status: No.

Conservation Area: No.

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

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

Broadband delivered to the property: FTTC

Construction: Believed to be standard, filled cavity wall.

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Planning issues: None our Clients are aware of.

Accessibility: The bathroom has been fitted as a wet room. Stairlift.





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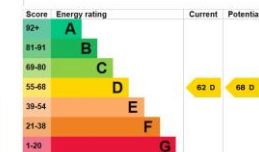
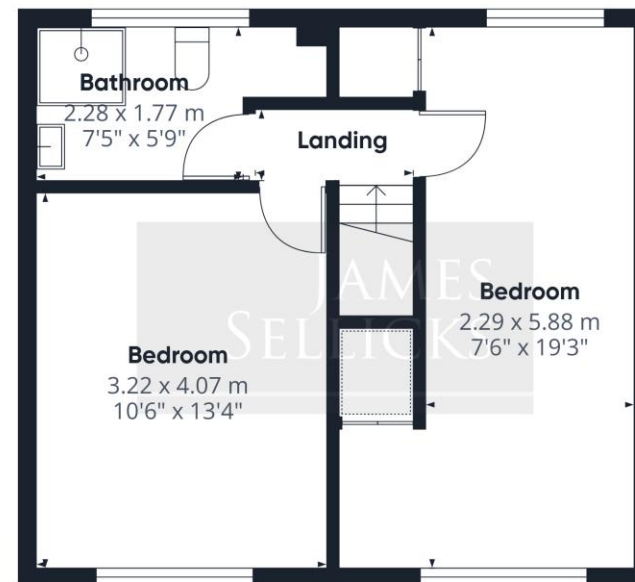
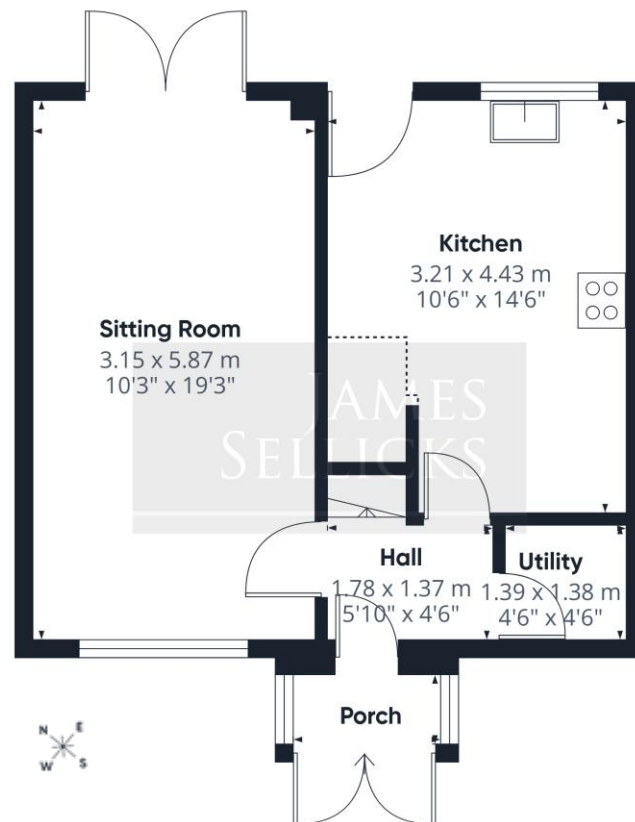
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Measures and Other Information

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.



Approximate total area^m

74 m²

796 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

