

JAMES SELICKS

3 KIRKLAND ROAD

BRAUNSTONE, LEICESTER
LE3 2JQ

GUIDE PRICE: £250,000



This attractive semi-detached, two-storey home benefits from mostly uPVC double glazing and is equipped with gas central heating. The property would benefit from modernisation and upgrading, and offers excellent potential for improvement and personalisation (subject to the necessary planning consents).

Side entrance hall • two reception rooms • conservatory • kitchen • three bedrooms (one accessed via bathroom) • bathroom • small front garden • overgrown rear gardens • Glow Worm boiler • part uPVC double glazing • EPC - TBC

Location

Braunstone is situated on the borders of Westcotes and the popular Western Park, located approximately a mile and a half to the west of the city centre, close to popular schooling, Fosse retail Park and Meridian Leisure Complex and the M1/M69 motorway networks.

Accommodation

The hallway houses stairs to the first floor and doors to all three downstairs rooms. The front reception room has a bay window, picture rail and a brick feature wall. The second reception room has a gas fire with a stone surround, a window to the front, picture rail, exposed black ceiling beams and a door leading into a conservatory of uPVC construction with Parquet style flooring and a door to the garden.

The kitchen has a selection of wooden eye and base level units with roll edge laminated worktops, tiled splashbacks and a stainless steel sink with a window above overlooking the garden; there is also a useful understairs storage pantry. Integrated appliances include a stainless steel double oven and a four-ring gas hob with space and plumbing for an automatic washing machine and the wall mounted boiler. and a uPVC door to the side.

The first floor landing has a picture window to the side. The master bedroom has a large bay window to the front and a picture rail. Bedroom two (accessed via the bathroom) is also a double, with a window to the front and picture rail. The bathroom has a window, a corner bath with shower over, a bidet, WC and wash hand basin. The third bedroom houses the water tank and has a window to the side and a picture rail..

Outside

The front of the property has fenced and hedged boundaries and is home to a magnificent tree. Double gates lead to a paved driveway. Further double gates lead to the good-sized rear garden (currently overgrown) with a variety of trees, plants and shrubs, a former garage and greenhouse.

Tenure: Freehold,

Local Authority: Blaby District Council

Tax Band: C

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.









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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

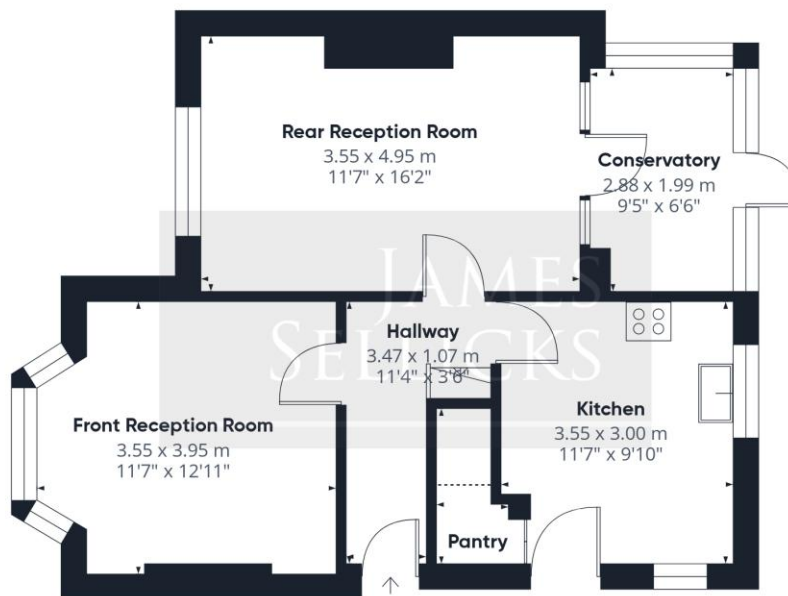
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



Floor 1



Floor 2

JAMES
SELICKS

Approximate total area⁽¹⁾

97.2 m²

1046 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360