

# JAMES SELICKS

76 ST LEONARDS ROAD

CLARENDON PARK  
LEICESTER LE2 1WR





An attractive, two bedroom bay-fronted terrace property, ideally positioned in the heart of the ever-popular suburb of Clarendon Park.

Two reception rooms • kitchen • two first floor bedrooms • bathroom • front forecourt • rear courtyard • uPVC double glazing throughout • no upward chain • EPC - C

#### Location

Clarendon Park is located south of the city centre. Local day-to-day shopping and an abundance of trendy bars and restaurants are found along the nearby Queens Road. The city centre, professional quarters, mainline railway station, Leicester University and Royal Infirmary are just a short distance away across Victoria Park and down the leafy New Walk, and popular schooling is available within the area.

#### Accommodation

The property is entered via a uPVC front door with window above, leading into the front reception room, a bright space with a bay window to the front, ceiling coving and rose, and a wooden fireplace surround with an inset cast iron grate with decorative tiled back and hearth with a built-in meter cupboard adjacent. The rear reception room has a window to the rear, another attractive cast iron fireplace and houses the staircase to the first floor with a useful understairs storage cupboard beneath.

The kitchen has laminate flooring and a range of white eye and base-level units with black work surfaces, a stainless steel sink and drainer unit, an oven with extractor unit above and further white appliance space. There is a uPVC half-glazed door and window to the side.

To the first floor, the master bedroom is located to the front, with a window and cast iron fireplace. Bedroom two, to the rear, also has a cast iron fireplace and an over-stairs storage cupboard. The bathroom has an opaque glazed window to the rear, laminate flooring and is fitted with a white three-piece suite comprising a panelled bath with shower over, enclosed WC and pedestal wash hand basin.

#### Outside

The property enjoys a walled front forecourt and to the rear, a courtyard with two attached brick outhouses, walled boundaries and gated access to a shared, locked alley for bin storage.

**Tenure:** Freehold. **Conservation Area:** None.

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

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

**Broadband delivered to the property:** Unknown.

**Wayleaves, Rights of Way & Covenants:** The owners of numbers 76, 78 & 80 are jointly responsible for the upkeep of shared party walls between. Any shared gutters, drains, pipes, or cables must be maintained and repaired jointly & fairly.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Planning issues:** None our Clients are aware of.

**Please note:** Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.



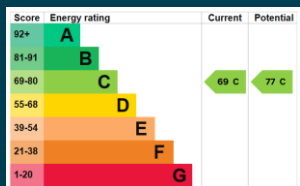




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#### Measures and Other Information

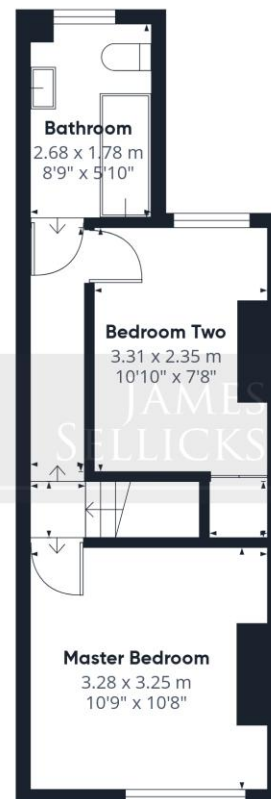
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

### 76, St Leonards Road Clarendon Park, Leicester, LE2 1WR

**Total Area : 643 Square Feet (59.7 Sq M)**

All measurements and illustrations are approximate and not drawn to scale.  
This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries.

The Vendor, Agency and Supplier accept no liability for accuracy.



**JAMES  
SELICKS**