

JAMES SELICKS

29 CENTRAL ROAD

WOODGATE
LEICESTER
LE3 5EJ

GUIDE PRICE £195,000



Tennyson House is a traditional, bay fronted two bedroom Victorian terrace property, located on this quiet street close to the heart of Leicester city centre.

Sitting room • lobby • dining room • kitchen • two double bedrooms • bathroom • front forecourt • rear courtyard garden • two outhouses • resident's permit parking • EPC - C

Location

Central Road is conveniently located in the Woodgate area of Leicester, giving excellent access to the city centre with its professional quarters and mainline railway station, along with neighbourhood shopping found along Fosse Road North and the abundance of bars and restaurants found along Braunstone Gate and Narborough Road.

Accommodation

A uPVC front door leads into a spacious sitting room featuring a bay window and boarded fireplace with wooden surround. It also houses the meter cupboard, complete with a newly installed metal fuse board. A small lobby with Parquet flooring houses the staircase to the first floor and opens into a particularly spacious dining room with a continuation of Parquet flooring, an attractive feature fireplace surround, a window to the rear and an and a large understairs storage cupboard.

The kitchen is fitted with a good range of eye level units, including one housing the recently installed Worcester Bosch boiler, an original, full-height pantry cupboard and further base level units with ample preparation surfaces above and a stainless steel sink and drainer unit. There is an integrated DeLonghi electric oven with a five-ring gas hob and stainless steel extractor above, plus space and plumbing for a washing machine and fridge-freezer. Slate tiled flooring runs throughout and there is a window and door to the side elevation.

The open first floor landing is a lovely feature, having Parquet flooring to the top of the stairs and providing access to the partially boarded loft. The generously proportioned master bedroom has a bay window to the front and retains character features including an original shelved cupboard, an exposed brick chimneybreast with a cast-iron fireplace and tiled hearth. Bedroom two is also a double, with a window to the rear, charming built-in storage and a beautiful cast iron fireplace surround. A large bathroom with an opaque glazed window to the rear, chrome heated towel rail and wood-effect flooring provides a corner bath, wash hand basin with a shaver point and storage, a low flush WC and tiled shower enclosure.

Outside

Residents' permit parking is available on the street. A small, front walled courtyard with wrought railings and a personal gate provide a pleasant approach to the property. Gated, side access (shared with one neighbouring property) leads to the neat rear garden which is lovely sun trap, predominantly wall-enclosed for privacy with paved patio and decked areas, plus the added benefit of an outdoor WC and a separate storage outbuilding with power.

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

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: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: The side passageway is shared with Number 27.

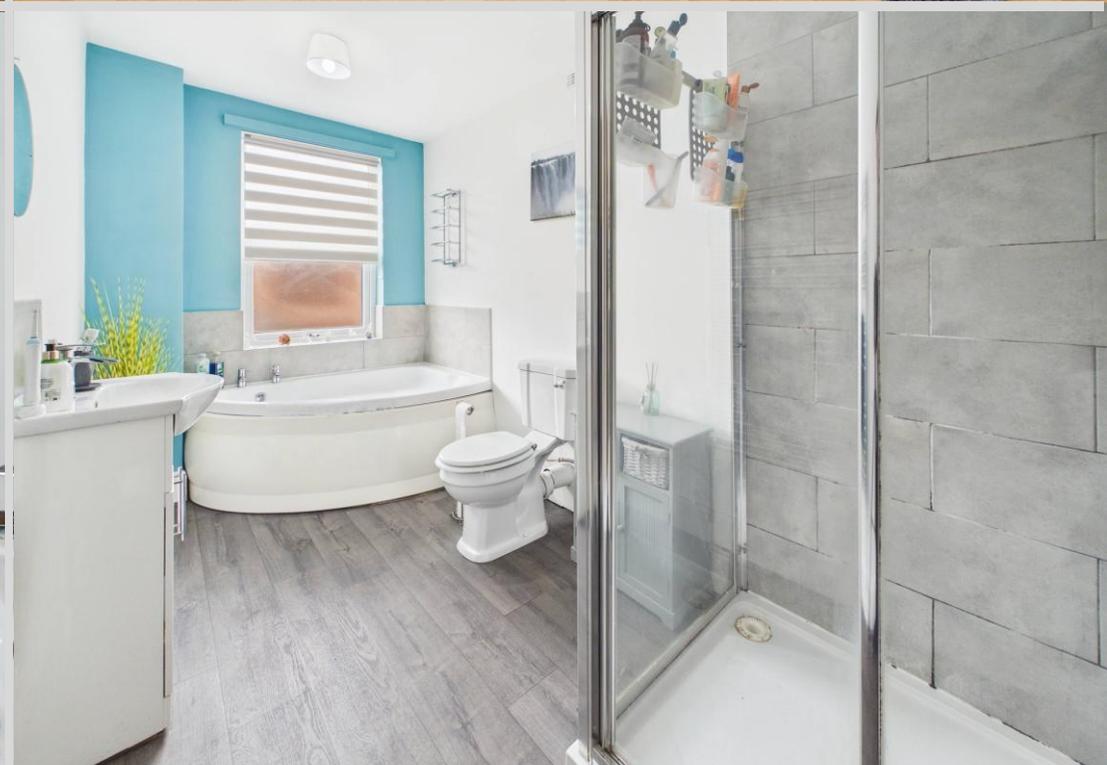
Flooding issues in the last 5 years: None our Clients are aware of.

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





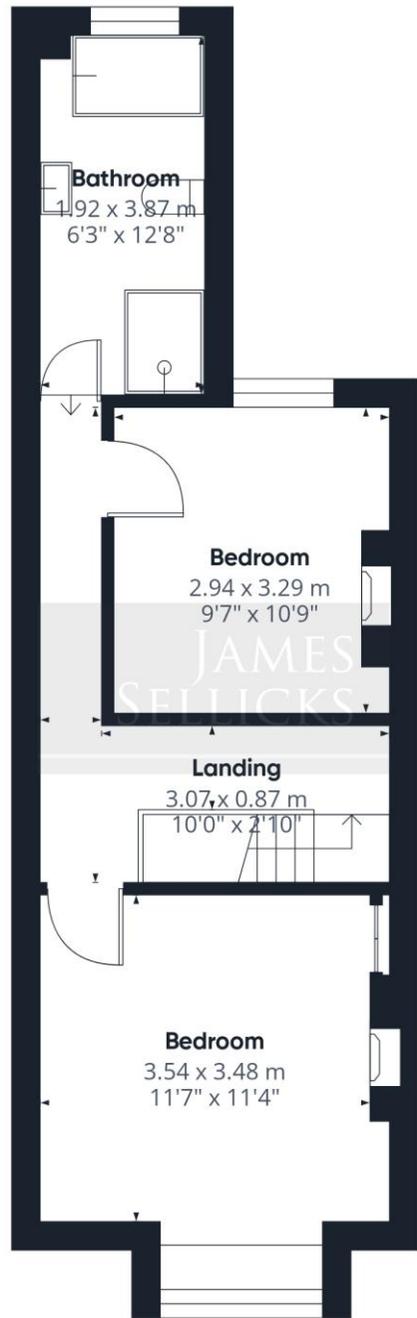




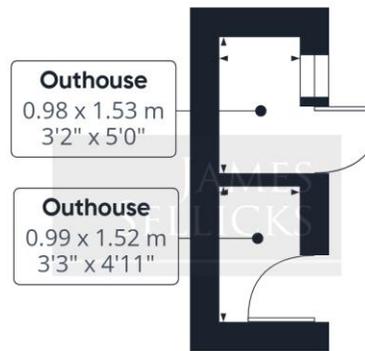




Floor 1 Building 1

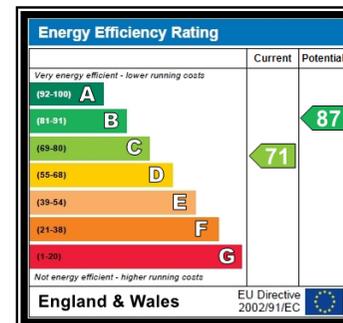


Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
77 m²
828 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.

