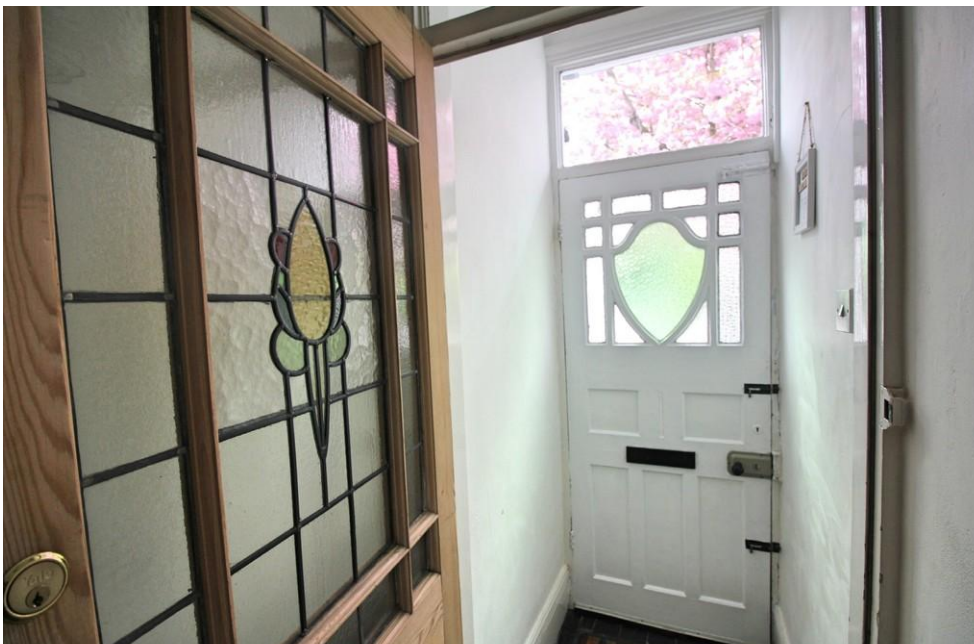


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Upperton Road, West End
Leicester, LE3 0HF

Offers Over £300,000

Property Features

- Palisaded Villa
- Entrance Hall
- Four Bedrooms
- Original Features
- Kitchen Diner
- Permit Parking
- Two Reception Rooms
- Popular Location
- Well Presented Throughout
- Call To View



Full Description

SUMMARY

Palisaded Villa for sale in the heart of Leicester's West End and overlooking Westcotes Gardens. The accommodation comprises porch, entrance hall, two reception rooms, kitchen diner, utility/pantry, four bedrooms, family bathroom and yard to the rear. This property does not have Article 4 or HMO status but potentially could be applied for via the local authority.

PORCH

ENTRANCE HALL

With original tiled floor, picture rail, coving to the ceiling, radiator and stairs off to the first floor.

LOUNGE

13' plus bay x 11' 8" max (3.96m x 3.56m)

With square bay window to the front elevation, fireplace, wood floor, picture rail, coving to the ceiling and two radiators.

PLAY ROOM

12' 10" x 11' 10" max (3.91m x 3.61m)

With wood floor, fireplace, French doors to the rear garden, picture rail, coving to the ceiling and radiator.

KITCHEN/DINER

22' 1" x 8' 6" (6.73m x 2.59m)

Comprising base and wall units, with complementary work surfaces, sink unit with drainer gas cooker point, plumbing for dishwasher and washing machine, spotlights, three windows to the side elevation, two radiators and door to the rear garden.

UTILITY/STORE

5' 2" x 5' (1.57m x 1.52m)



With window to the side elevation.

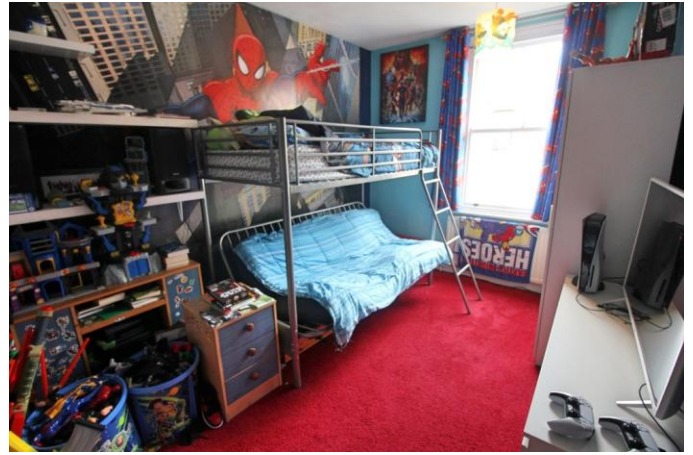
LANDING

With stairs off to the second floor and radiator.

BEDROOM

16' 8" max x 13' 1" plus bay (5.08m x 3.99m)

With square bay window to the front elevation, fireplace, picture rail, coving to the ceiling, storage cupboard, window to the front elevation and radiator.



BEDROOM

13' 8" x 10' 4" (4.17m x 3.15m)

With picture rail, fireplace, radiator and window to the rear elevation.

BEDROOM

13' 9" x 9' 1" (4.19m x 2.77m)

With airing cupboard housing the boiler, window to the rear elevation and radiator.



BATHROOM

7' 10" x 6' 1" (2.39m x 1.85m)

Comprising panelled bath with shower over, wash hand basin, low flus w.c., tiled splash backs, heated towel rail, tiled floor and window to the side elevation.

LANDING

With Velux window to the front elevation and wood floor.

BEDROOM

21' 5" max x 15' 5" max (6.53m x 4.7m)

With window to the front elevation, two Velux windows to the rear elevation, wood floor and storage in the eaves.



OUTSIDE

The front of the property has a small paved forecourt with a hedged and walled surround. The rear yard is paved and decked with flower borders, potting shed, gated side access, outside tap and walled surround.

SUMMARY SALES DETAILS

- Price : £325,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : C



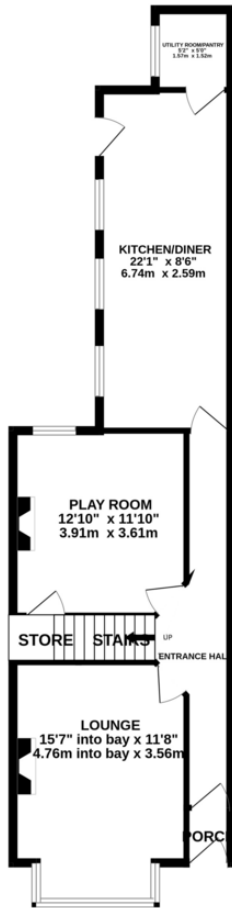
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan

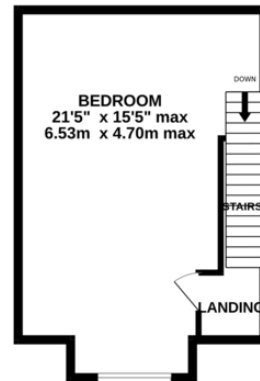
GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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