

JAMES  
SELICKS

ESTATE AGENTS & CHARTERED SURVEYORS

64 WINCHESTER AVENUE

WEST END, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



## 64 Winchester Avenue

West End  
Leicester LE3 1AW

£165,000

A very well maintained, traditional three bedroom 1920's semi-detached family home located this popular suburb.

Storm porch | entrance hall | sitting room | living kitchen | dining room | three bedrooms | bathroom, | front forecourt | driveway | single garage | lawned rear garden | outhouses | no chain | EPC-D

### LOCATION

The property is located in the heart of the West End, an increasingly popular location with an abundance of trendy bars and restaurants found along Narborough Road and nearby Braunstone Gate. The city centre, professional quarters and mainline railway station are within easy walking distance and the M1 / M69 networks and associated Fosse Retail Park are also within easy reach via car.

### ACCOMMODATION

The property is entered via a storm porch and a glazed and wooden front door into an entrance hall with built-in shelving and cupboards, a further understairs cupboard housing meters and stairs to the first floor. The sitting room features an original cast iron fireplace with wooden surround, tiled hearth and back, a double glazed bay window to front, picture rail, wooden flooring and radiator. The dining room has a picture rail, radiator, recess into chimneybreast perfect for log burner, tiled hearth and French doors to the rear elevation.

The fantastic living kitchen boasts an excellent range of contemporary style wooden eye and base level units and drawers with roll edge preparation surfaces, stainless steel sink and drainer unit, tiled

splashback, a built-in stainless steel hob with oven beneath and stainless steel extractor unit over, space for fridge-freezer, plumbing for automatic washing machine, double glazed window to the rear elevation.

To the first floor, the landing has a double glazed window to the side elevation and gives access to the family bathroom with a three piece suite comprising low flush WC, ceramic wash hand basin, a bath with shower above, tiled walls, radiator, wood effect laminate flooring and a double glazed window to the rear elevation. The master bedroom has a picture rail, radiator and double glazed bay window to the front, bedroom two a built-in wardrobe to the alcove, picture rail, radiator and double glazed window to the rear and bedroom three a radiator and double glazed window to the front elevation.

### OUTSIDE

To the front of the property is a paved forecourt and off street parking leading to a single garage. To the rear are attractive gardens with a paved patio area, lawned area, floral borders, two brick built outhouses, a wooden shed and fenced boundaries.

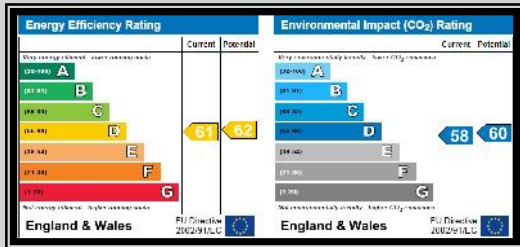
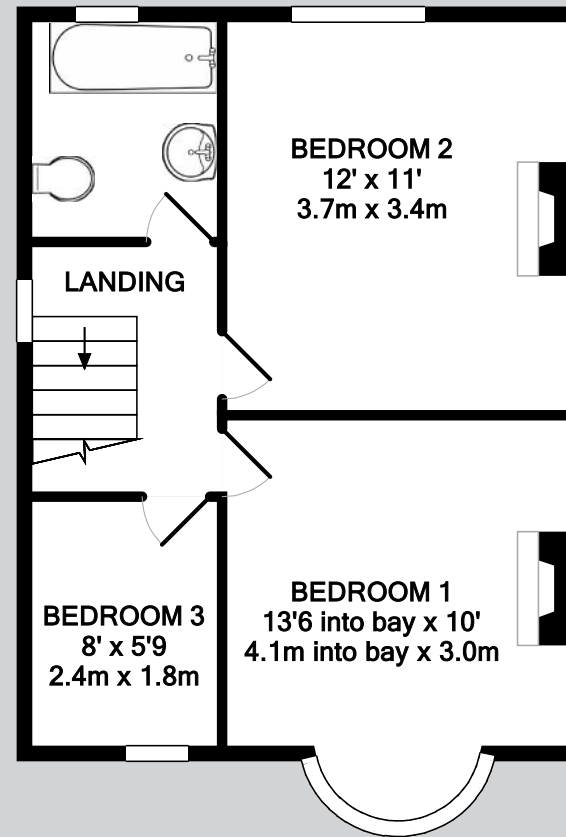
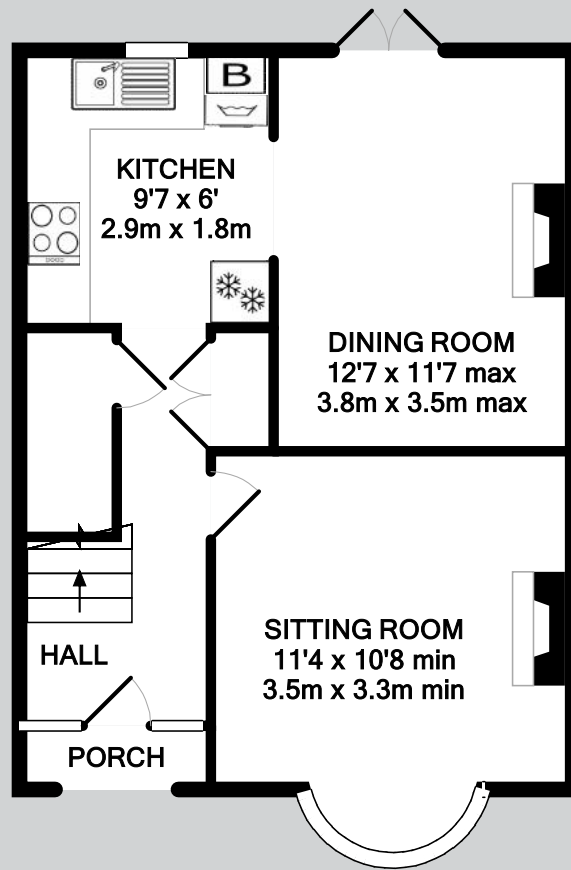
### DIRECTIONAL NOTE

Proceed out of Leicester via the A5460 Narborough Road in a southerly direction, eventually taking a right hand turn just under the railway bridge into Winchester Avenue where the property can be located a little way up on the left hand side, as indicated by the Agents "For Sale" sign.









64 Winchester Avenue, West End, Leicester LE3 1AW  
Total Approximate Gross Internal Floor Area = 826 SQ FT/76.7 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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#### Measurements 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.

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