

88 CARLISLE STREET

WESTCOTES, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

88 Carlisle Street

Westcotes
Leicester
LE3 6AG

A traditional two bedroom Victorian mid terrace property, having just been decorated and re-carpeted throughout, ideal for investors or first time buyers.

uPVC double glazing | gas central heating | front reception room | rear reception room | kitchen | two double bedrooms | bathroom | small rear gardens | EPC- E

LOCATION

Carlisle Street is located just off Glenfield Road, offering excellent access to the city centre with its professional quarters and mainline railway station offering access to London St Pancras in just over an hour, with local day-to-day shopping found along the nearby Hinckley Road.

ACCOMMODATION

The property is entered via a uPVC door with glazed inserts into the front reception room which has a uPVC double glazed window to the front elevation, a built-in meter cupboard, gas fire and is open to the rear reception room which has a uPVC double glazed window to the rear elevation, an inset gas fire with marble effect hearth and back and timber surround, stairs to first floor and a multi-paned door to the kitchen which has a uPVC double glazed window to side elevation, a range of eye and base level units and drawers with roll edge

worktops, stainless steel sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over, tiled splash back and stainless steel extractor hood over, space and plumbing for automatic washing machine, door to side elevation.

To the first floor a landing gives access to the master bedroom which has built-in wardrobes and a uPVC double glazed window to the front elevation. Bedroom two has a uPVC double glazed window to the rear elevation, an overstairs storage cupboard and is interconnecting with the bathroom which has a three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, a built-in cupboard housing the Worcester wall mounted boiler and a uPVC double glazed window to rear elevation,

OUTSIDE

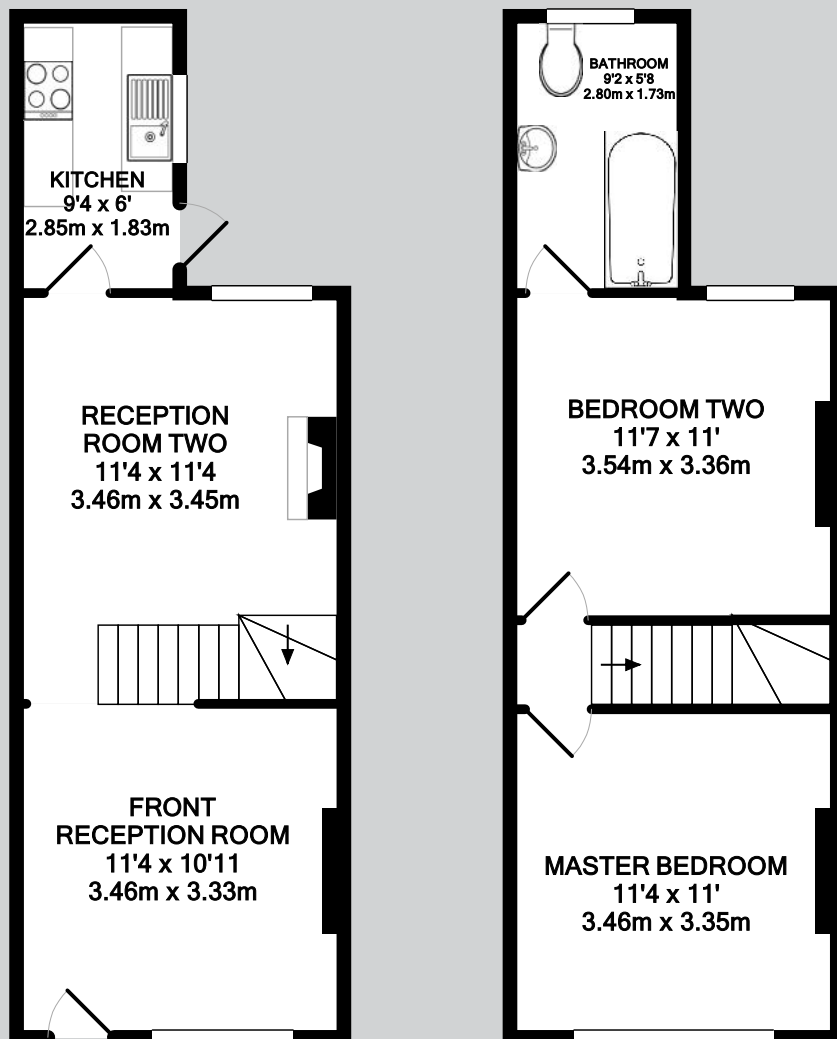
To the rear of the property is a garden with walled and fenced boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 King Richard Road, taking a right hand turn at the traffic light complex onto Fosse Road Central and the first left onto Glenfield Road and the fourth left onto Carlisle Street Road where the property can be found on the right hand side, as indicated by the Agent's "For Sale" board.







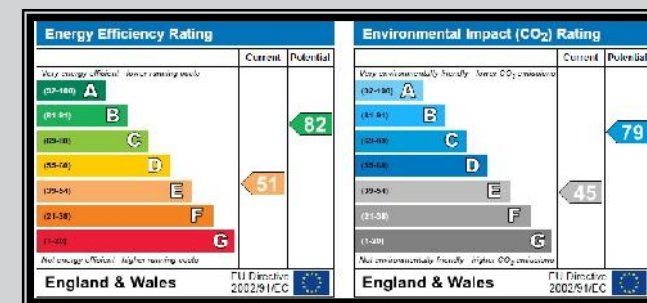
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Total Approximate Gross Internal Floor Area = 688 SQ FT / 64 SQ M

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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