



JAMES
SELICKS

324 NARBOROUGH ROAD
WEST END, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

324 Narborough Road

West End
Leicester LE3 2AR

A traditional, Victorian bay fronted terrace property having full double glazing but in need of general modernisation, thought ideal for the investor or first time buyer, situated in this popular suburb.

Entrance hall | front reception room | rear reception room | breakfast kitchen | two bedrooms | bathroom | rear yard | no chain involved | EPC - C

LOCATION

The West End is an increasingly popular city suburb lying approximately one mile west of the city centre providing good access to the M1/M69 networks and associated Fosse Retail Park. The location is well known for its trendy bars and restaurants predominantly located along the Narborough Road and Braunstone Gate.

ACCOMMODATION

The front reception room has a bay window to the front elevation, a built-in meter cupboard, ceiling coving and a tiled fireplace with gas fire (not working). The rear reception room houses the stairs to the first floor, has double glazed patio doors to the rear and a tiled fireplace with electric fire. The kitchen has a window to the side and a good range of eye and base level units and drawers with ample preparation surfaces, integrated four-ring stainless steel hob with oven under and extractor unit over, a stainless steel sink and drainer unit, tiled splashbacks, plumbing for automatic washing machine, vinyl floor covering and a door to the side.

To the first floor a landing provides loft access and leads to the master bedroom with a bay window to the front and a built-in cupboard. Bedroom two has two built-in storage cupboards and a window to the rear elevation. A useful large storage cupboard houses the wall mounted boiler. The bathroom has a white three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low flush WC, a frosted window to the rear, part tiled walls and tiled flooring.

OUTSIDE

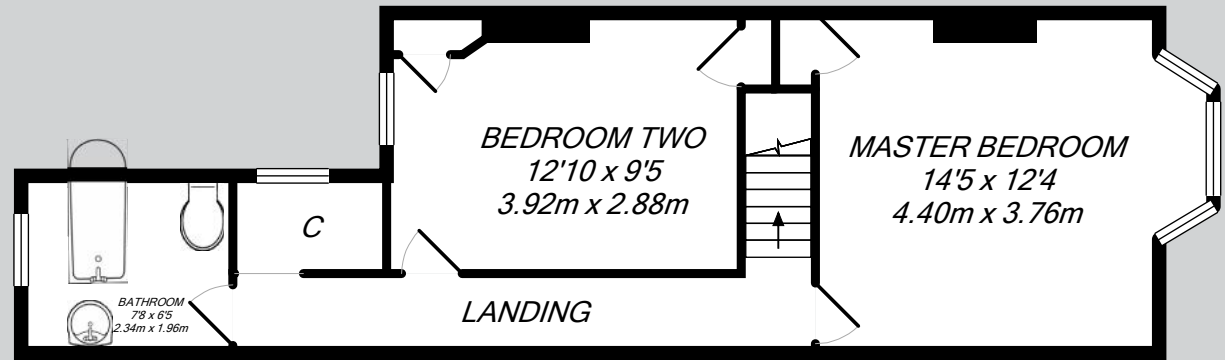
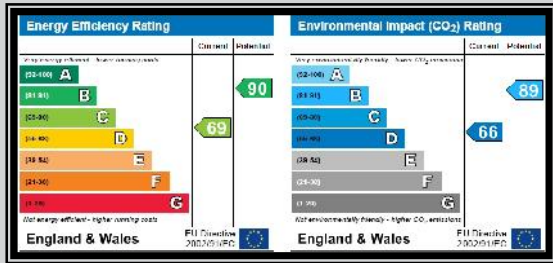
Outside to the front of the property is a paved forecourt and steps to the front door. To the rear of the property is a good sized, walled and fenced, paved courtyard with two useful outhouses and gated rear access.

DIRECTIONAL NOTE

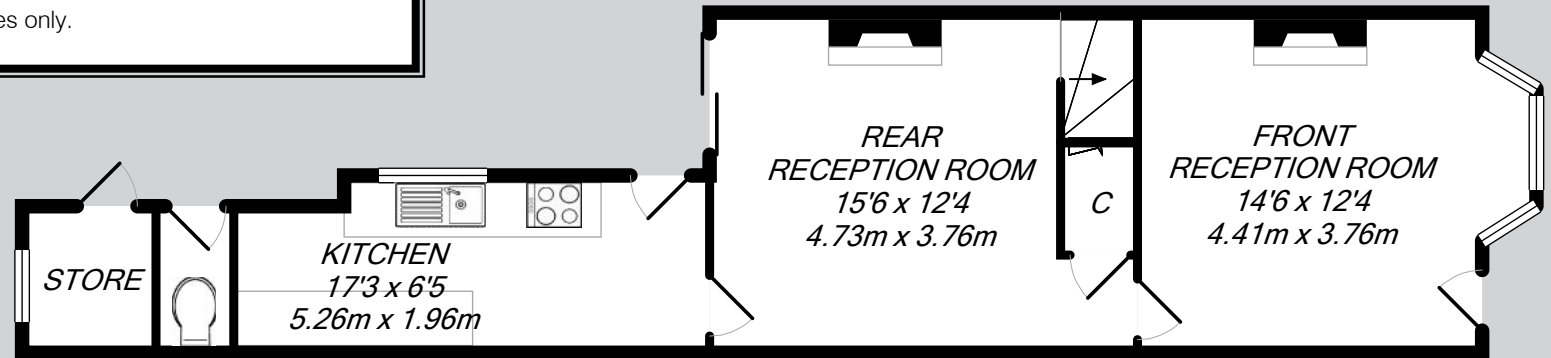
Proceed out of Leicester on the A5460 Narborough Road in a south westerly direction passing over the traffic light complex at Fullhurst Avenue, where the property may be found on the left hand side as indicated by the Agent's "For Sale" sign.







324 Narborough Road, West End, Leicester LE3 2AR
Total Approximate Gross Internal Floor Area = 937 SQ FT / 87 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.