

115 WOLVERTON ROAD

LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES

115 Wolverton Road

West End
Leicester
LE3 2AJ

An attractive two bedroom mid terrace villa in need of full modernisation, located in the ever popular West End of Leicester.

Sitting room | dining room | kitchen | two bedrooms | bathroom | rear yard | EPC - D

LOCATION

The West End of Leicester is located just off the Narborough Road, a short walk from the nearby Braunstone Gate with its abundance of trendy bars and restaurants and Leicester city centre with the professional quarters and mainline rail station, universities and the Royal Infirmary, along with access to the M1/M69 Motorway Networks and associated Fosse Retail Park.

ACCOMMODATION

The property is entered via a uPVC front door into the front reception room which has a window to the front elevation, built-in meter cupboard, high skirting boards, wall hung gas fire, tiled hearth, radiator, wooden flooring and ceiling coving. The rear reception room has a wall hung gas fire, high skirting boards and a window to the rear elevation. The kitchen has a basic range of cupboards and worktops, a sink, cooker, half tiled walls and a window and door to the side elevation.

To the first floor a landing leads to the master bedroom which has a bay window to the front elevation, wooden flooring, a radiator and wooden flooring. Bedroom two has a window to the rear elevation, radiator and wooden flooring. The bathroom has a three-piece suite comprising panelled bath, pedestal wash hand basin and low flush WC, part tiled walls and a window to the rear elevation.

OUTSIDE

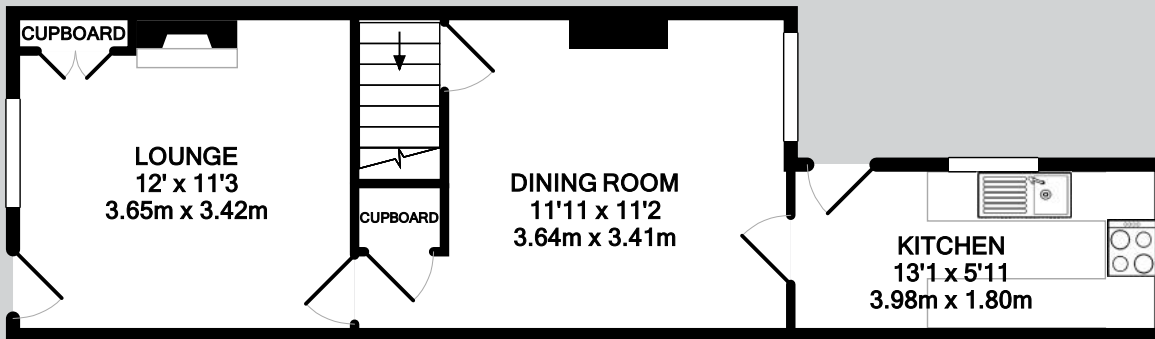
To the rear of the property is a paved yard leading to a small lawned area with walled boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester on the A4560 Narborough Road in a southerly direction passing under the railway bridge and taking the third left hand turning onto Wolverton Road where the property can be located, clearly indicated by the Agent's "For Sale" sign.

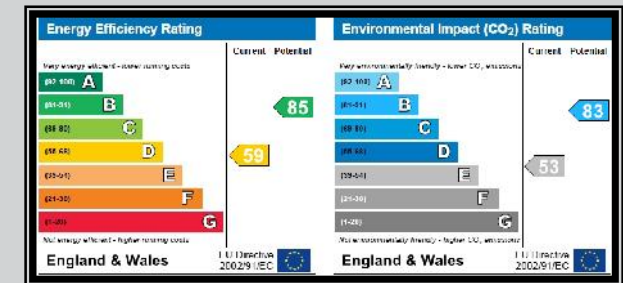
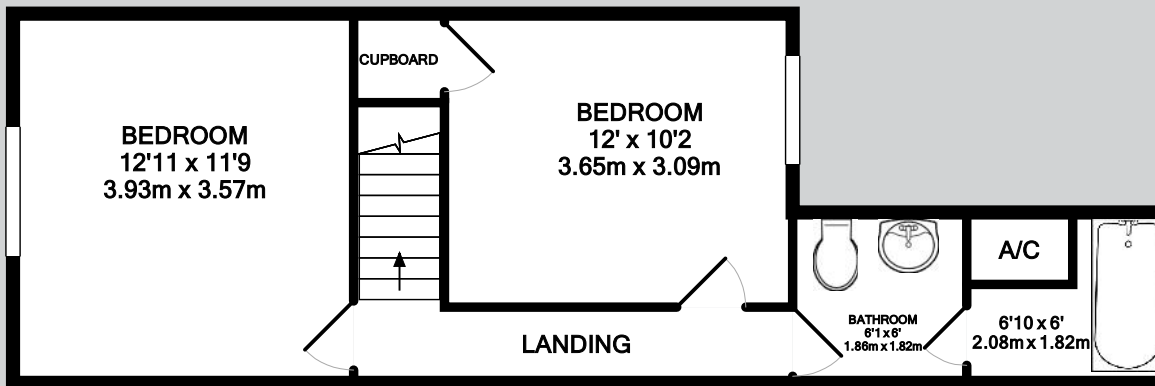






115 Wolverton Road, West End, Leicester LE3 2AJ

Total Approximate Gross Internal Floor Area = 794 SQ FT / 74 SQ M
Measurements are approximate.
Not to scale.
For illustrative purposes only.



www.jamesellicks.com

Leicester Office
56 Granby Street
Leicester LE1 1DH
0116 2854 554
info@jamesellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437



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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.