JAMES SELLICKS

68 Battenberg Road

NEWFOUNDPOOL
LEICESTER
LE3 5HA

GUIDE PRICE £169,950



A traditional two-bedroom Victorian mid-terrace home, offering well-proportioned accommodation and a good-sized rear garden, conveniently positioned for access into Leicester city centre. Having previously been let, the property is now somewhat tired in places and would benefit from a programme of general updating, particularly to the kitchen and bathroom, but provides an excellent opportunity for a purchaser to improve and personalise the house to their own requirements.

Traditional Victorian mid-terrace • two reception rooms • functional galley-style kitchen • two good-sized double bedrooms • generously proportioned bathroom • good-sized rear garden • two useful brick-built outbuildings • scope for updating and improvement • convenient for Leicester city centre• EPC - tbc

Location

The property is located in Newfoundpool which provides excellent access into the city centre and with its professional quarters and mainline railway station as well as being within easy walking distance of the abundance of local facilities along Fosse Road North and a little further, the popular Narborough Road and Braunstone Gate.

Accommodation

The accommodation begins with a good-sized front sitting room, entered directly from the street in the traditional style of the property. Beyond is a second generous reception room, with useful understairs storage. To the rear is a galley-style kitchen fitted with a range of wood-effect eye and base level units and drawers with preparation surfaces over, together with a sink, oven and gas hob, and space and plumbing for a washing machine. The kitchen is functional but dated and offers clear scope for future refitting.

On the first floor are two good-sized double bedrooms, including a particularly spacious principal bedroom to the front. The accommodation is completed by a generously proportioned bathroom fitted with a bath with shower over, wash hand basin and WC, together with a small airing cupboard. Again, the bathroom would benefit from modernisation.

Outside

The property enjoys a surprisingly good-sized rear garden, predominantly paved and planted and currently requiring some attention, with a covered patio area and two useful brick-built outbuildings. Shared pedestrian access with the neighbouring property provides a practical route to the rear for bins.

Tenure: Freehold. Listed Status: None. Conservation Area: None.
Local Authority: Leicester City Council, Tax Band: A
Services: All mains services and gas-fired central heating.
Broadband: Unknown.
Construction: Believed to be brick & block cavity wall.
Wayleaves, Rights of Way & Covenants: This property owns/has rights over the adjoining passage between Nos. 66 & 68. Both properties have rights of way over the relevant halves, together with rights to use the drain & water supply pipe beneath it. The wall between 68 & 66 Battenberg Road is expressly declared to be a party wall & must be maintained as such.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: No specific accessibility modifications made.










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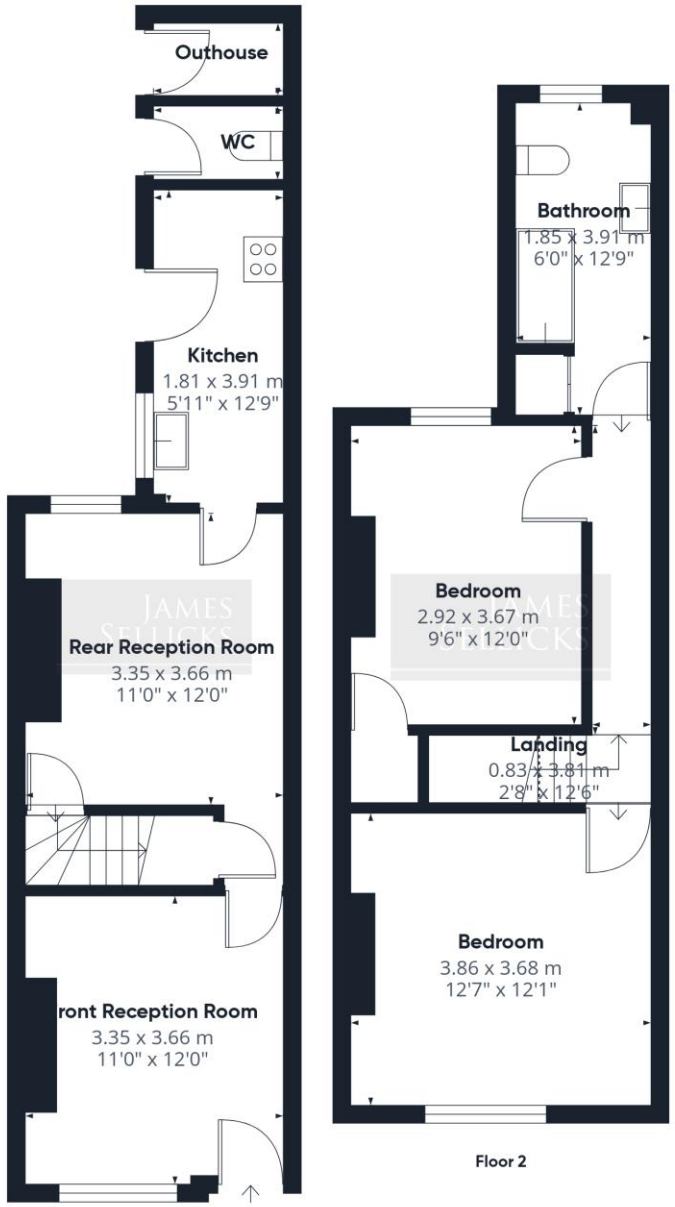
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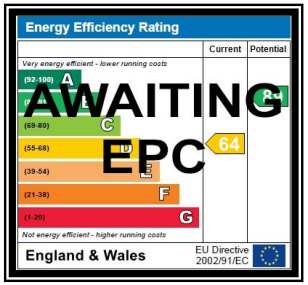
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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures 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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Approximate total area(1)

71.9 m²
774 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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