JAMES SELLICKS

31 Bruce Street

WEST END
LEICESTER
LE3 0AF

Guide Price: £175,000



An updated two-bedroom terraced home in Leicester's vibrant West End, featuring a newly refitted kitchen, a south-facing courtyard garden, and no upward chain.

No upward chain • newly refitted kitchen fitted with a Neff electric cooker, AEG induction hob, extractor & automatic washing machine • two reception rooms • two bedrooms, both with original stripped floorboards & fire surrounds • modern bathroom with white suite • Worcester combination boiler • south-facing courtyard garden & two brick outbuildings • uPVC double glazing &composite external doors throughout • EPC - D

Location

Bruce Street is situated in Leicester's popular West End, within easy walking distance of the vibrant Narborough Road and Braunstone Gate, both offering an eclectic mix of independent shops, cafés, bars and restaurants. The property is also conveniently positioned for De Montfort University, Leicester Royal Infirmary and the city centre, with its extensive shopping, leisure and cultural facilities, along with the mainline railway station providing services to London St Pancras.

Accommodation

To the ground floor, accessed via a modern composite front door is a front reception room offering a welcoming living space with double-glazed window to the front aspect. A generous second reception room, ideal for dining or relaxing, features a practical understairs storage cupboard and a door to the staircase rising to the first-floor landing.

The kitchen is newly refitted with modern, handleless, Heron Grey eye and base level units with complimenting stone effect preparation surfaces, a stainless steel sink with mixer tap and appliances including a Neff electric fan oven, AEG induction hob with overhead extractor, and a washing machine. A composite rear door opens directly onto the garden.

To the first floor, a landing: provides access to two well-proportioned bedrooms with characterful original stripped floorboards and fire surrounds and the bathroom which is fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin, and low-level WC. Includes a built-in airing cupboard housing the Worcester combination boiler.







Outside

To the rear lies a private, walled south-facing courtyard garden designed for low-maintenance enjoyment, complete with paved and slate chipped patio areas and two useful brick-built outbuildings for storage.

Listed Status: None.
Conservation Area: None.
Local Authority: Leicester City Council, Tax Band: A
Services: Offered to the market with gas-fired central heating.
Broadband delivered to the property: FTTC, speed unknown.
Construction: Believed to be solid brick.
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: Two-storey property, no specific accessibility modifications made.

Please Note

Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.





















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James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

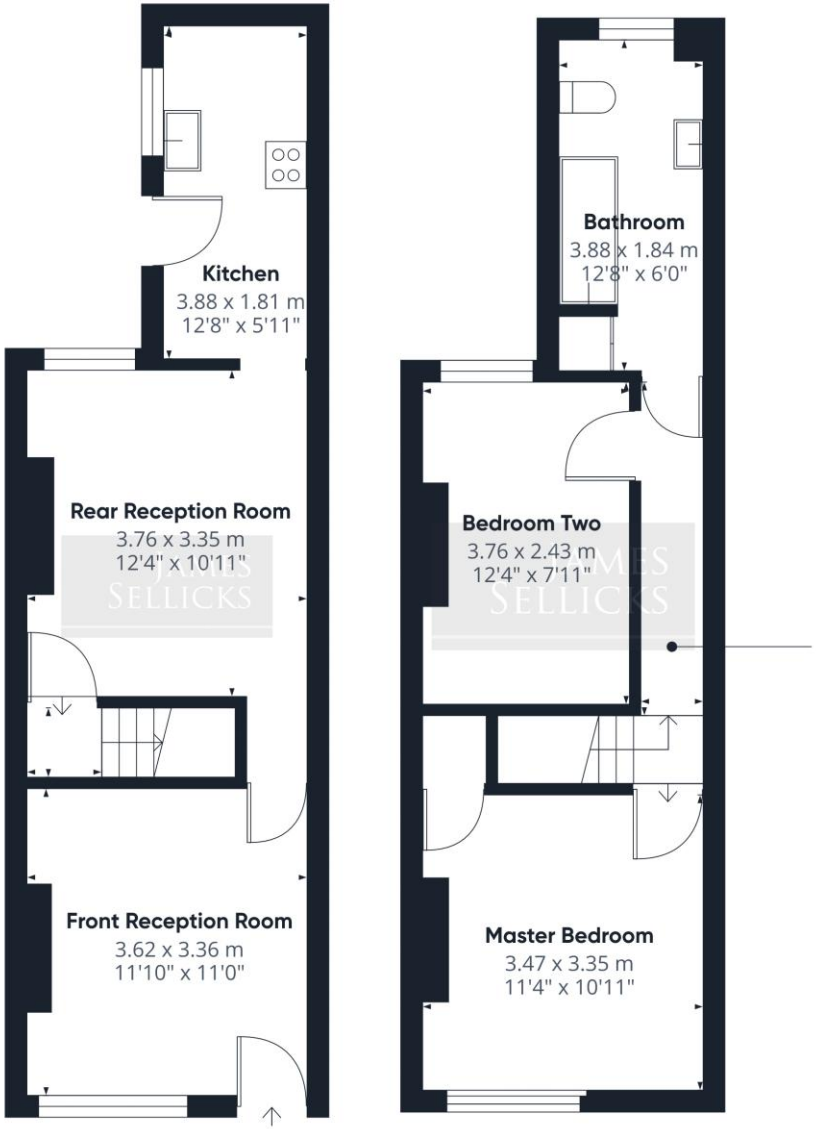
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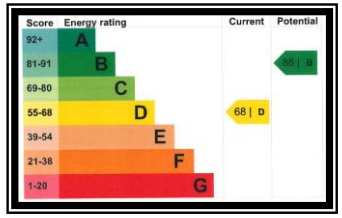
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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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)

61.7 m²
665 ft²

(1) Excluding balconies and terraces

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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