



Gooding Avenue, Braunstone, LE3



£230,000



Key Features

- Two Double Bedrooms (Potential to be Transformed Back into 3 Beds)
- Traditional Semi Detached Home
- Two Reception Rooms & Conservatory
- Overlooking Braunstone Park to the Front
- Two Outbuildings, One Being a Downstairs WC
- Shower Room & Bathroom
- EPC rating TBC
- Freehold





NO UPWARD CHAIN! - Boasting a conservatory to the rear creating additional downstairs living space, walk in and be surprised by this two double bedroomed home enjoying views of Braunstone Park to the front as well as being within walking distance to local schooling making this an ideal family home. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance porch and hallway, two reception rooms, kitchen and aforementioned conservatory. Upstairs you will find two double bedrooms, shower room and a bathroom fitted with a four piece suite. The plot offers parking to the front with a mainly laid to lawn rear garden as well as offering two outbuildings, one being a WC. The property is well placed for easy access into the city centre and motorway network and therefore an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the useful porch with glazed doors leading to the welcoming entrance hall presented with wood effect flooring and offers a staircase rising to the first floor. The enlarged primary reception is positioned around a feature fireplace and offers a bow window to the front elevation. Doors lead through to the formal dining room perfect for formal dining and offers French doors into the conservatory extension providing additional downstairs living space. Completing the ground floor is the kitchen fitted with a range of wall mounted and base units with complementary tiled surfaces, inset sink and drainer with mixer tap, built in oven, hob and hood.

First Floor

Moving upstairs, the re-configured layout boasts two double bedrooms both with built in wardrobes. The third bedroom has been converted into a bathroom fitted with a four piece suite comprising a corner bath,

shower enclosure, wash hand basin with storage beneath and WC, with complementary tiling and two windows overlooking the front elevation. Completing the first floor is the shower room fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and WC, with tiled surrounds.

Outside

The plot offers a driveway to the front providing off road parking. To the rear is a mainly laid to lawn garden featuring two outbuildings, one being a WC and housing the central heating boiler. There is also a shed.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are





taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

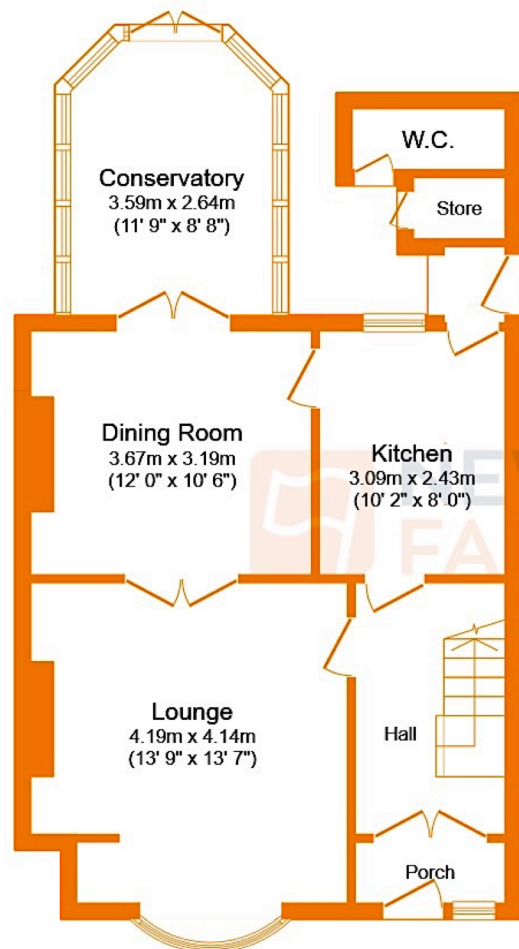
Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

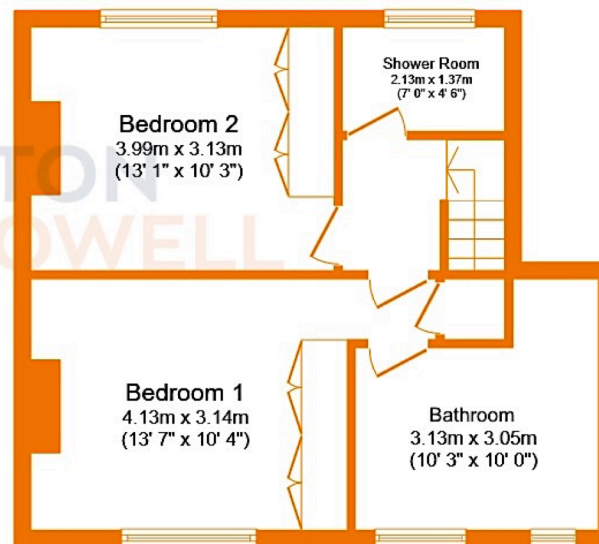








Ground Floor



First Floor

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