



Bidford Road, Braunstone Town,
LE3



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£280,000



Key Features

- Available With No Upward Chain
- Three Bedrooms
- Detached Family Home
- In Need of Modernisation
- Double Driveway, Garage & Carport
- Within Walking Distance to Local Schooling
- EPC rating TBC
- Freehold





EXCITING PROJECT! - Offered to the market with no upward chain, fall in love with this three bedroom detached home situated within walking distance to local primary and secondary schooling making this an ideal family home. In need of modernisation but boasting amazing potential, the gas centrally heated layout includes an entrance hall, full length lounge diner and breakfast kitchen, with the first floor featuring three bedrooms, bathroom and separate WC. The larger than normal plot enjoys two driveways to the front, garage, carport and lawned gardens to the rear. Well placed for major road links, an early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entry to the home you step into the welcoming entrance hallway presented with carpet flooring and offering a staircase rising to the first floor, useful storage cupboard and access to all of the ground floor accommodation. The full length reception room offers ample space for both formal dining and comfortable living and is flooded with an abundance of natural light provided by a window to the front elevation and sliding doors to the garden. With carpet flooring, fireplace and a door leading through to the breakfast kitchen fitted with a range of wall and base units with complementary roll edge surfaces tiled splashbacks, inset sink and drainer with mixer tap, central heating boiler and space for appliances as well as ample space for a table and chairs.

First Floor

Moving upstairs you will find three practical bedrooms, two of which are comfortable doubles. There is also a separate WC and family bathroom is fitted with a two piece suite comprising a bath and wash hand basin.

Outside

Occupying a convenient position, situated within walking distance to local schooling and amenities, the larger than normal plot offers two driveways, one

leading to a carport and the other leading to a single garage. The rear garden is mainly laid to lawn with a patio area and metal shed.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

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.

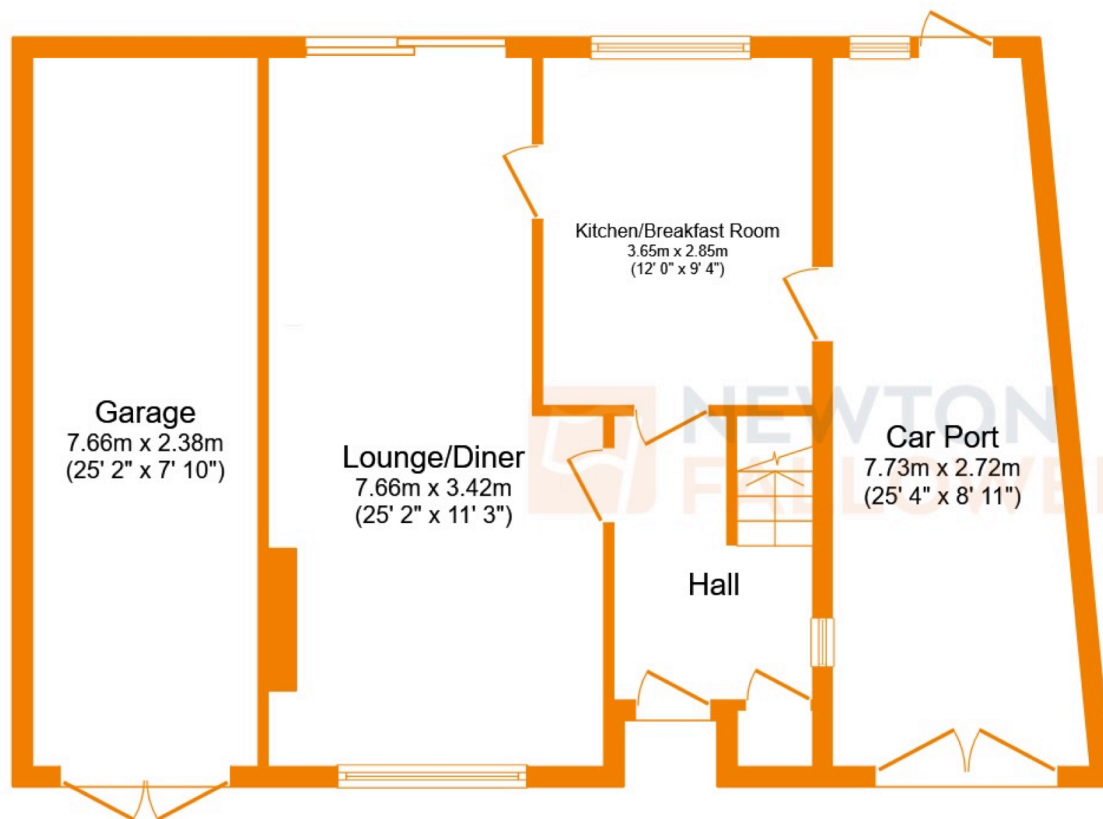
Free Property Valuations

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

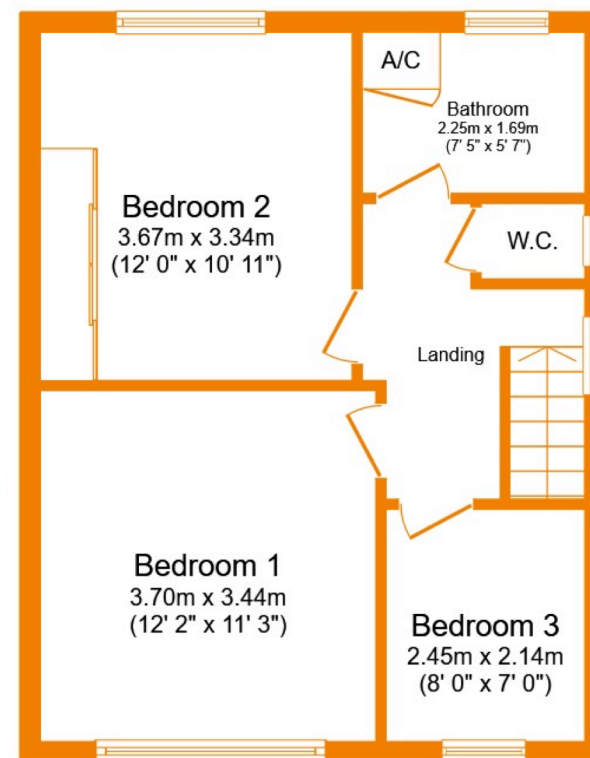








Ground Floor



First Floor

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