



Avon Road, Braunstone Town, LE3

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£220,000



Key Features

- Two Bedrooms
- Semi Detached Home
- Rear Garden Not Overlooked From Beyond
- Popular Residential Location
- Available With No Upward Chain
- Ideal First Home or Buy to Let Investment
- EPC rating D
- Freehold





PERFECT FIRST BUY OR INVESTMENT! - Available with no upward chain, this two bedroom bay fronted semi detached home would make a fabulous starter home being conveniently positioned for major road links or buy to let investment. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance lobby, lounge and kitchen diner, with the first floor offering two bedrooms and a bathroom. The plot boasts parking to the front with a mainly laid to lawn garden at the rear. An early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance lobby with a staircase rising to the first floor and a door leading through to the reception room offering the perfect space to relax and unwind. Enjoying an abundance of natural light provided by a walk in bay window to the front elevation, doors open to provide access into the full width kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include built in oven, hob with hood above and space for appliances. With a useful pantry, side access door and French doors opening out into the rear garden.

First Floor

Moving upstairs you will find two bedrooms, one of which is a larger than normal double enjoying the use of built in wardrobes and dressing table. The bathroom completes the first floor fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiled surrounds.

Outside

To the front of the property is a driveway providing off road parking. To the rear of the property is a mainly laid to lawn garden not overlooked from beyond with a patio area, shed and fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - 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



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Referrals

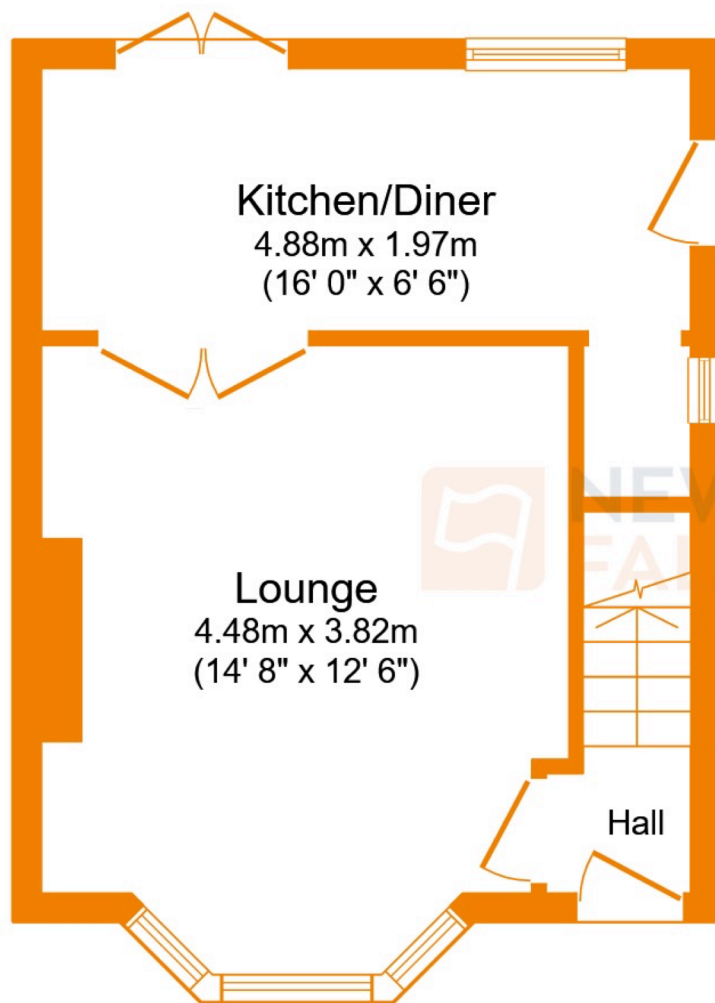
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

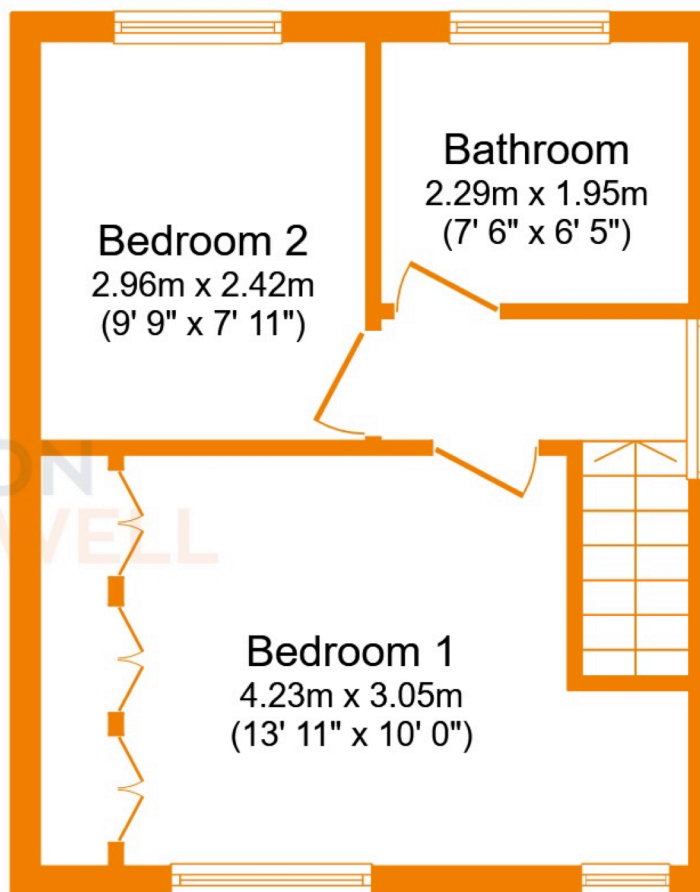
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

