



Ravenhurst Road, Braunstone
Town, LE3



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£270,000



Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Driveway, Carport & Garage
- Amazing Potential For Extension/Renovation Subject to Necessary Consent
- Available With No Upward Chain
- Within Walking Distance to Local Schooling
- EPC rating TBC
- Freehold





NO UPWARD CHAIN! - Offered to the market for the first time since the 1960's, this three bedroom bay fronted semi detached house is in need of some cosmetic improvement but boasts amazing potential for extension and renovation subject to necessary consent and must be viewed in person to fully appreciate what could be a fabulous first purchase or family home. Benefiting from gas central heating, double glazing and a replaced roof, the layout includes an entrance porch and hall, lounge diner with bay and a kitchen with useful pantry, with the first floor offering three bedrooms and a shower room. The property boasts a driveway providing off road parking leading to a carport, with a lawned garden and garage set at the rear. Perfect for those looking for a home to 'put their own stamp on' and available with no upward chain, an early viewing comes highly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance porch with a characterful wooden door leading through to the entrance hallway presented with carpet flooring and offering a staircase rising to the first floor and a useful cloaks cupboard. The full length reception room offers ample space for both formal dining and comfortable sitting and is flooded with natural light from a walk in bay window to the front elevation as well as sliding doors allowing access to the garden. There is also carpet flooring and electric log burner. Completing the ground floor is the kitchen fitted with a range of units with complementary tiled surrounds, inset sink and drainer, space for appliances and a useful pantry.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles and boast built in wardrobes. The shower room is fitted with a three piece suite comprising a walk in shower, wash hand

basin and WC, with part tiled surrounds and dual aspect glazing. There is also access to the loft via the bathroom.

Outside

The plot offers a driveway to the front providing off road parking and giving access to the carport measuring 7.02m x 2.92m and boasts a roller door to the front. To the rear is a mainly laid to lawn garden with a variety of colourful plants and shrubbery. With a patio area adjacent ideal for outdoor sitting, fencing to boundaries and access to a detached garage measuring 5.89m x 2.23m and boasting light and power.

Tenure & Council Tax

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

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.

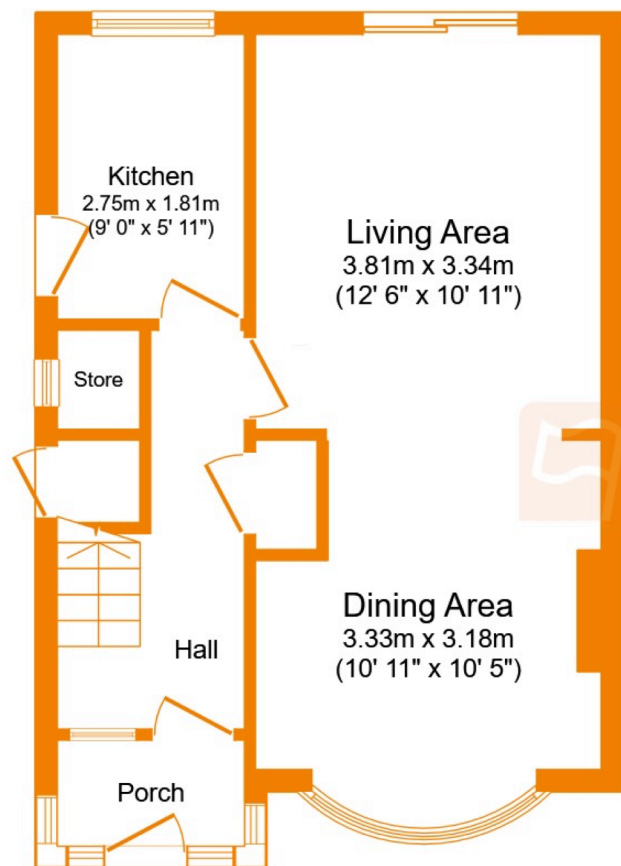
Free Property Valuations

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





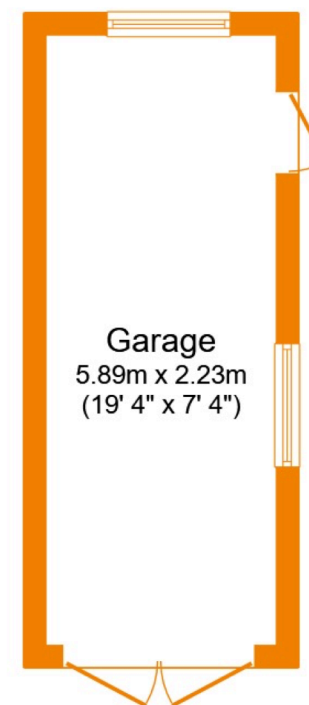




Ground Floor



First Floor



Garage

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