



Erdyngton Road, Braunstone, LE3

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Guide price £210,000



Key Features

- Three Bedrooms
- Traditional Mid Terrace House
- Replaced Windows & Doors (Fitted 2021)
- Popular Residential Location
- Refurbished Full Width Kitchen Diner
- Gas Central Heating
- EPC rating C
- Freehold





IDEAL FIRST PURCHASE OR FAMILY HOME! – Situated within walking distance of Braunstone Park, this three bedroom mid row property is perfect for those in search of more space. Ideally located for easy access to the M1/M69, Leicester City Centre, Fosse Park and Meridian Leisure, the layout includes an entrance hall with storage, living room and full width refurbished open plan kitchen diner with access to a garden room. To the first floor are three well proportioned bedrooms and a family bathroom. The plot offers a low maintenance frontage providing car standing with the potential for the kerb to be dropped to create a driveway, with a garden to the rear. Offering gas central heating, and replaced double glazing and doors throughout, an early viewing is recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the entrance hallway offering a staircase rising to the first floor as well as two useful storage cupboards. The reception room is presented with carpet flooring and is flooded with an abundance of natural light provided by a walk in bay window to the front. A particular selling feature of the accommodation is the open plan full width kitchen diner fitted with a modern range of wall and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset sink and drainer, built in cooker, hob with extraction hood above and space for fridge freezer. Affording ample space for a table and chairs, there is patio doors opening out into the rear garden. A door leads to a garden room with access to a useful outbuilding.

First Floor

Moving upstairs you will find three bedrooms, two of which benefit from having a built in cupboard. A family bathroom completes the first floor fitted with a three piece suite comprising a bath with shower, wash hand basin and WC, with a heated towel rail and two rear

elevation windows. There is also access to a useful storage cupboard via the landing.

Outside

Externally the property boasts a low maintenance frontage currently being used as car standing and boasts the potential for the kerb to be dropped at the front subject to necessary consent being obtained to create a driveway as many neighbouring properties have done. Shared gated access to the side leads to the rear garden arranged for low maintenance.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council – 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

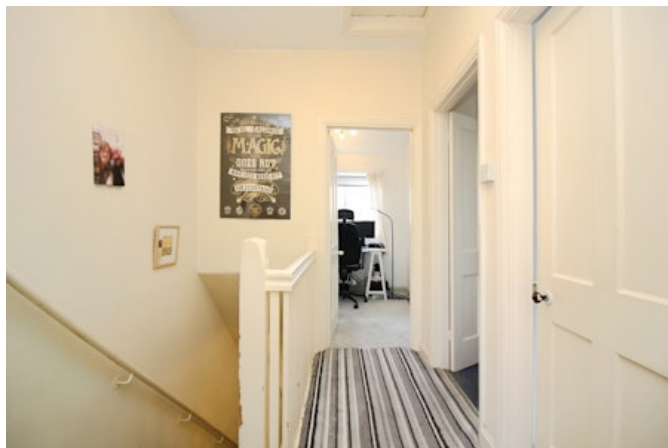
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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.

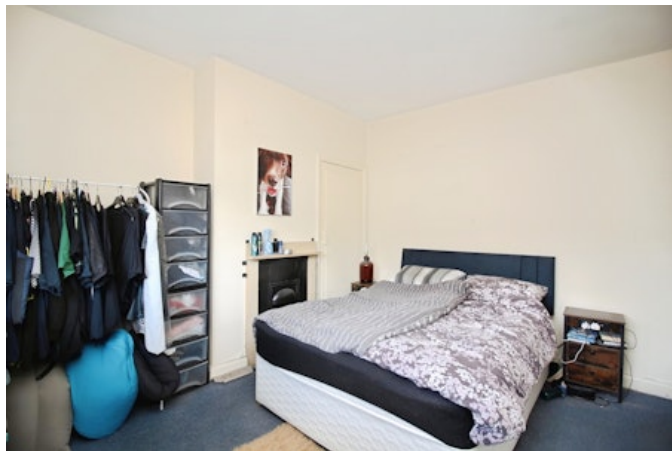
Referrals

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 MAB 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.

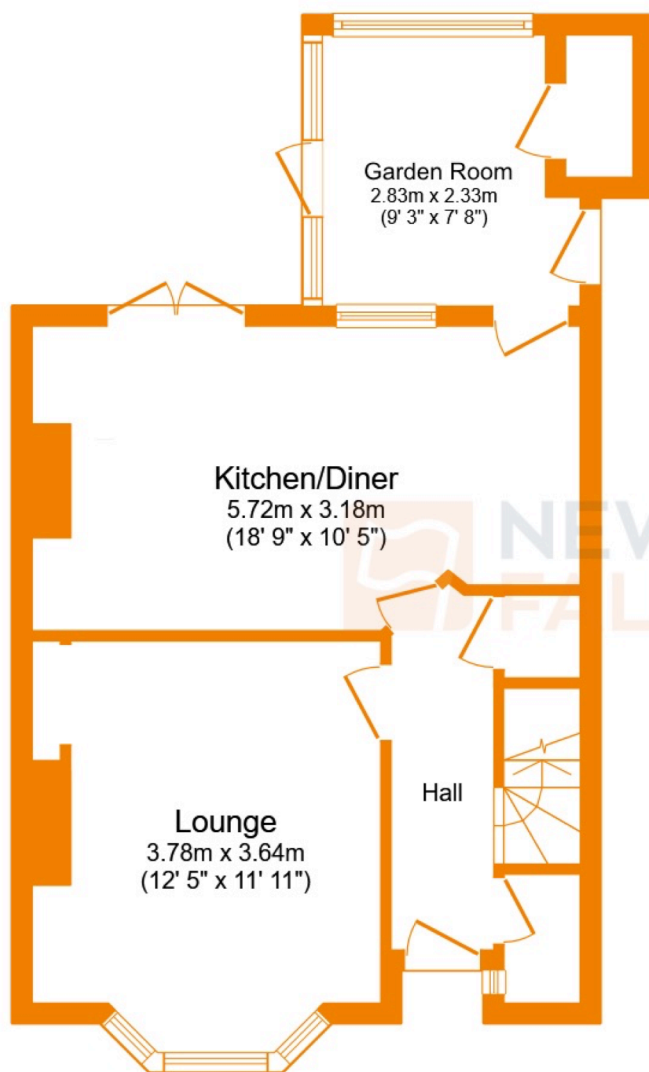
Free Property Valuations

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

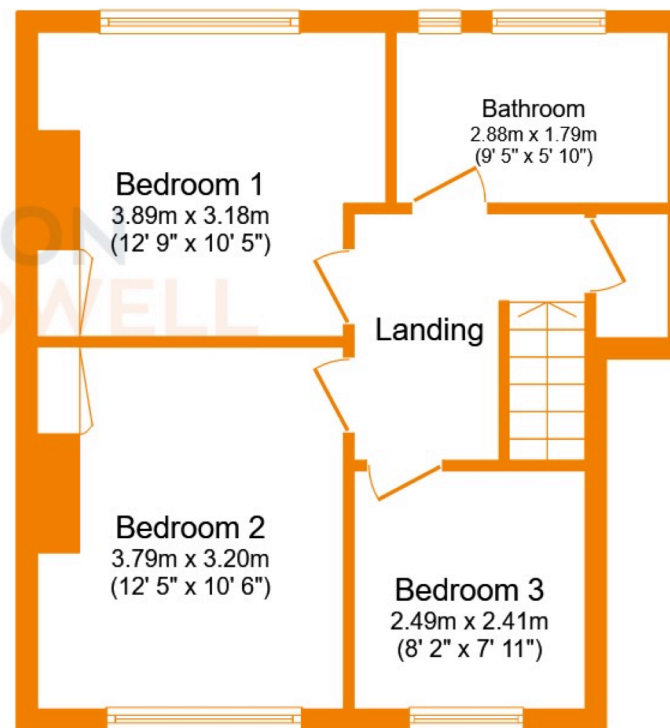








Ground Floor



First Floor

