



6 Pinfold
Braunstone Town, LE3 2UW

£175,000



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Braunstone Town, Leicester, LE3

COMPETITIVELY PRICED PROJECT TO REFLECT CONDITION. Traditional 2 bed semi-detached house in popular location close to Fosse Park and M1/69 motorway junction. The property is in need of complete modernisation but appears to be a sound house. The property has UPVC double glazing to some windows and is as large as most 3 bedroom houses in the area. The accommodation comprises hall, lounge-diner, kitchen-diner. Upstairs, landing, 2 bedrooms, bathroom. Driveway to front & side, garage, 50' gardens to rear. Offered for sale with no upward chain! Freehold

Entrance Hall

UPVC double glazed entrance door, stairs to first floor.

Lounge

16'0" x 9'10" (4.89 x 3.02)

UPVC double glazed bay window to front.

Kitchen

15'11" x 8'6" (4.86 x 2.61)

UPVC double glazed single door, two windows to rear, radiator. Fitted with basic units, work surfaces, stainless steel sink unit with mixer tap.

First Floor Landing

Bedroom One

16'0" x 9'11" (4.88 x 3.03)

UPVC double glazed window to front, radiator.

Bedroom Two

11'10" x 9'3" (3.62 x 2.82)

Window to rear, radiator.

Bathroom

6'5" x 5'6" (1.97 x 1.69)

Opaque window, panelled bath, pedestal wash hand basin, wc.

Outside

The front of the property is open plan lawn. There is a shared driveway leading to single detached brick built garage with up & over door. Please note each neighbour needs to allow access to each others garage.

The private garden is approx 50' long, currently a little overgrown but should be easy to get back to former glories.

This property falls within Blaby District Council (blaby.gov.uk)

It has a Council Tax Band of B which means a charge of £1834.71 for tax year ending March 2025

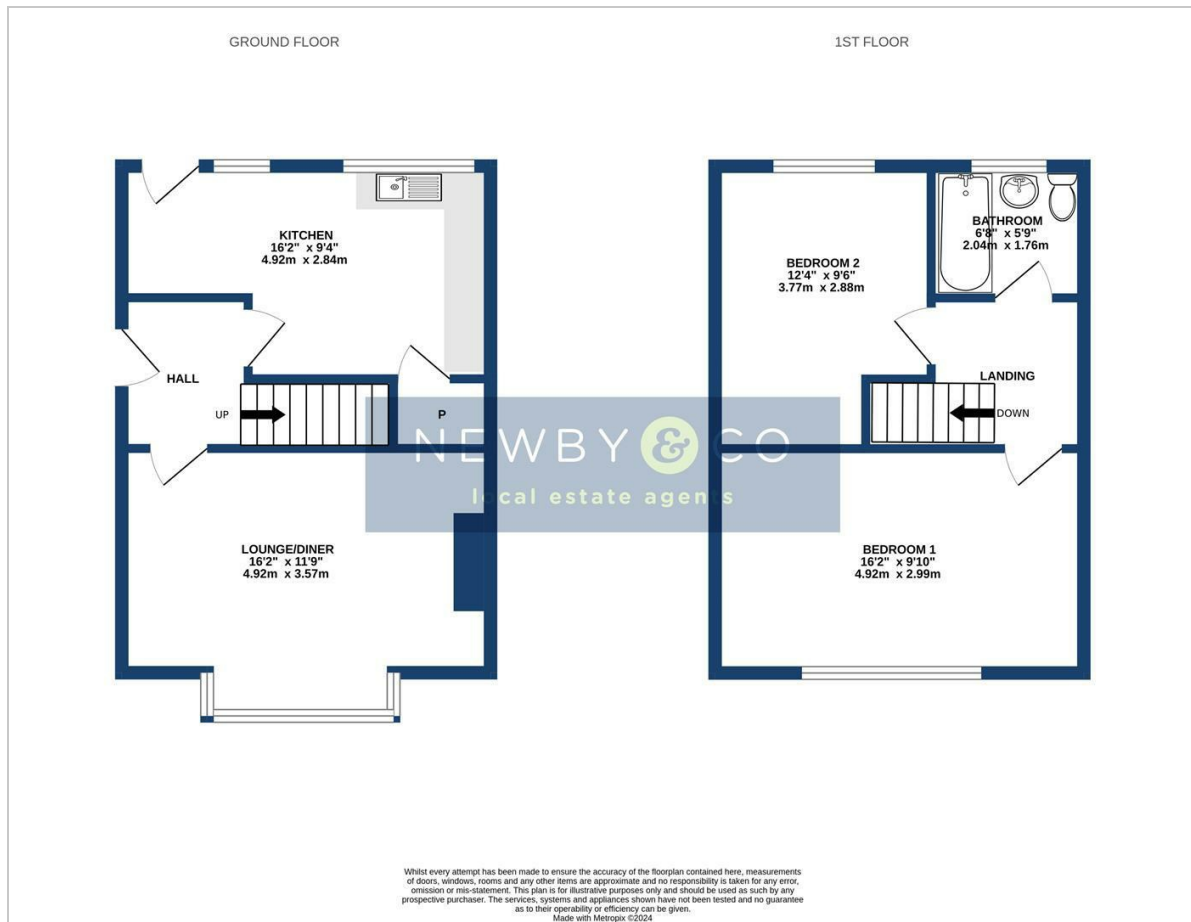
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Local Authority & Council Tax Info (Blaby)



Floor Plan

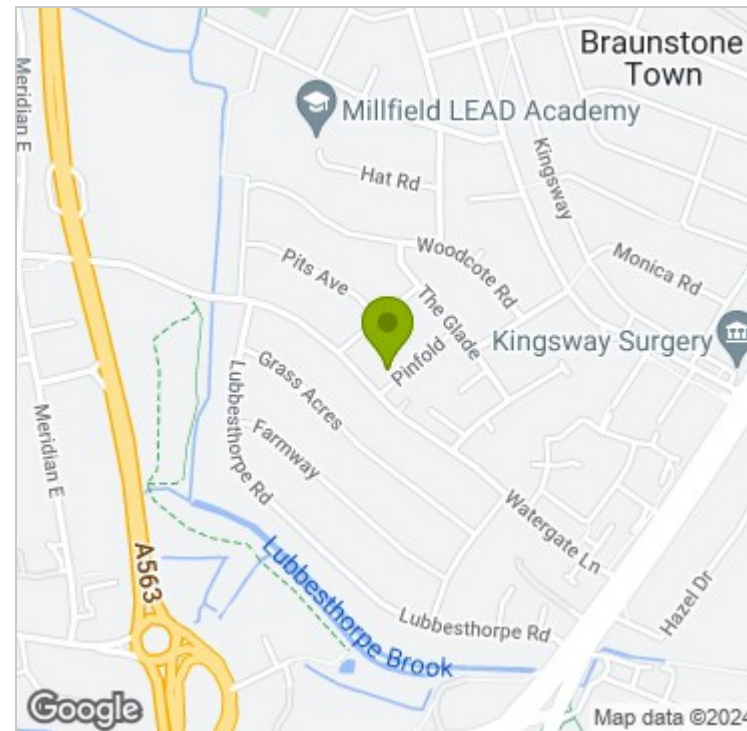


Viewing

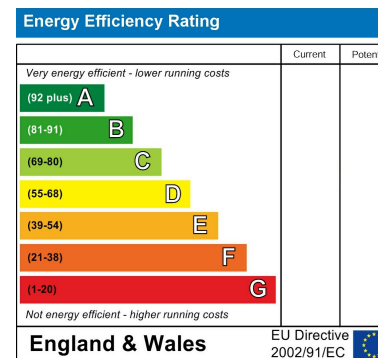
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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