



8 Cuffling Close  
Braunstone Frith, LE3 6PE

£210,000





## 8 Cuffling Close

Braunstone Frith, Leicester, LE3

Completely refurbished 4 bedroom/2 bathroom end town house in popular, convenient residential location close to schools, shops and regular public transport. The property, offered for sale with no upward chain, benefits from brand new gas central heating, UPVC double glazing, pvc fascia, brand new kitchen with appliances, brand new bathroom and separate shower room. Spacious accommodation is tastefully decorated with brand new quality floor coverings, comprising of hall, cloaks/wc, 18' lounge-diner, 18' kitchen-diner. Upstairs, landing, 4 bedrooms, bathroom, shower room. Driveway, garage, gardens. Ideal for 1st Time Buyers, Growing families & Investment buyers (recent independent rental valuation £1,100 pcm). Freehol. Council Tax Band A

### Entrance Hall

Composite double glazed entrance door, laminate flooring, recessed spotlights, stairs to first floor, radiator.

### Cloaks/wc

UPVC double glazed opaque window, tiled flooring, 1/2 tiled walls, vanity wash hand basin, heated towel rail.

### Dual Aspect Lounge-Diner

17'10" x 10'10" (5.45 x 3.31)

UPVC double glazed window to front & rear, two radiators, fitted carpet.

### Dual Aspect Kitchen-Diner

17'10" x 8'10" (5.45 x 2.70)

UPVC double glazed window to front & rear, laminate flooring, recessed spotlights, radiator. Fitted with a range of base, drawers & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer taps, tall larder unit housing gas & electric meters. Built-in electric fan assisted oven, 5 ring gas hob with extractor hood. Integrated dishwasher. Wall mounted Glowworm combination boiler.

### First Floor Landing

Access to loft, fitted carpet.

### Bedroom One

11'8" x 7'5" (3.58 x 2.27)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

### Shower Room

Heated towel rail, tiled floor, mainly tiled walls, spotlights to ceiling, fully tiled shower cubicle with electric shower vanity wash hand was basin, wc.

### Bedroom Two

11'8" x 7'8" (3.56 x 2.35)

UPVC double glazed window to front, fitted carpet, radiator.

### Bedroom Three

10'9" x 5'11" (3.30 x 1.82)

UPVC double glazed window to rear, fitted carpet, radiator.

### Bedroom Four

8'6" x 6'2" (2.60 x 1.90)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

### Bathroom

5'9" x 5'6" (1.76 x 1.70)

UPVC double glazed opaque window, heated towel rail, tiled floor, mainly tiled walls, spotlights to ceiling, shaped shower bath with mains twin head shower over, pedestal wash hand basin, wc.

### Outside

The front garden is open plan with lawn and magnolia tree, driveway leading to single attached brick garage.

The private rear garden has patio.

### Local Authority & Council Tax Information LCC

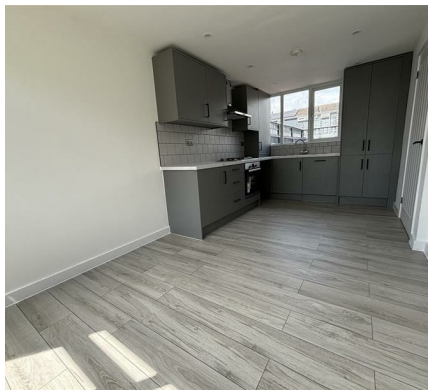
This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of A which means a charge of £1528.34 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.

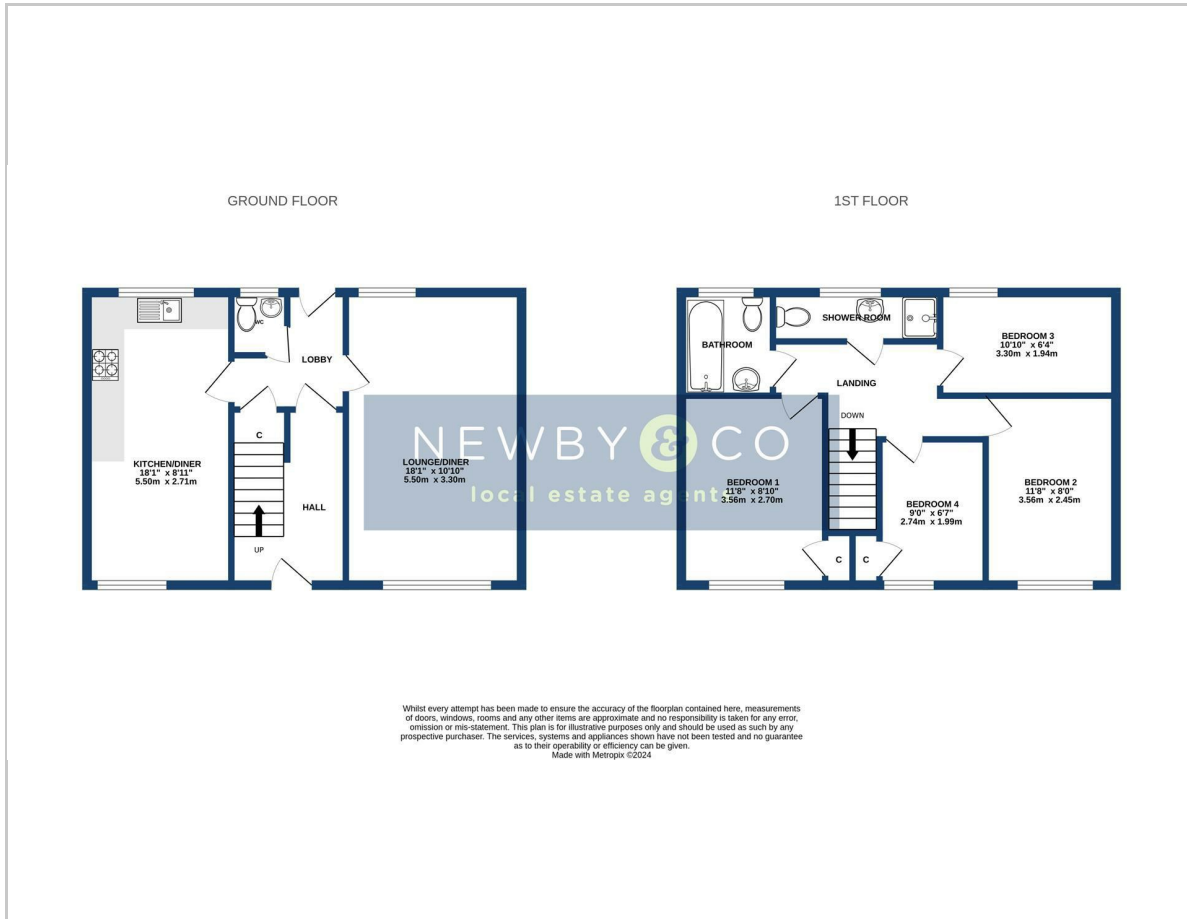
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

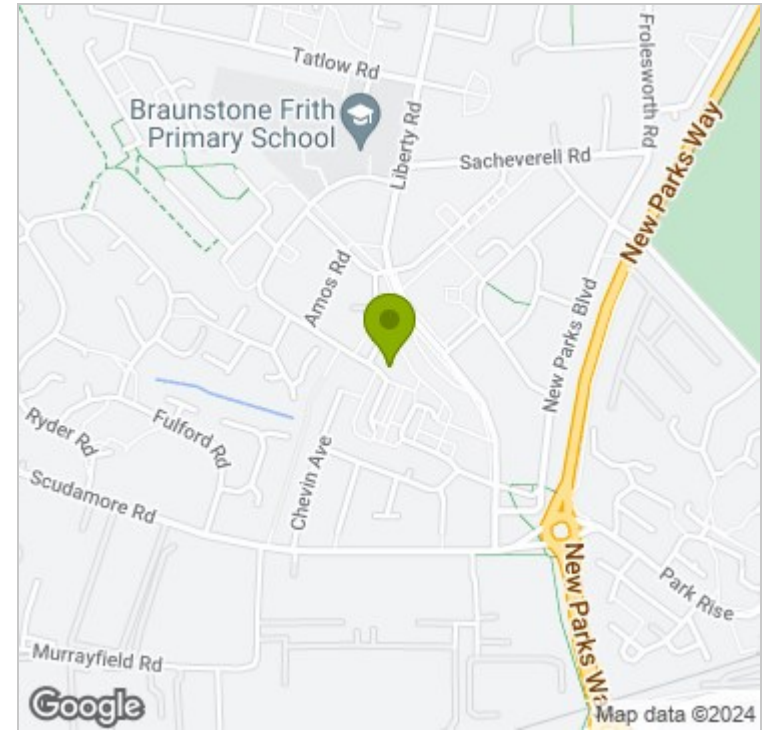


## Viewing

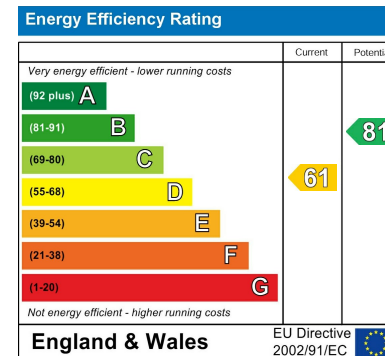
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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