



Brading Road, Leicester LE3 9BG Offers In Excess Of £240,000

£3000.00 UPFRONT, NON REFUNDABLE, BUYER FEE AT THE POINT OF SALE AGREED.

VIEWINGS BY APPOINTMENT SPACIOUS 1930'S 3 BEDROOM SEMI DETACHED HOUSE. THE PROPERTY BENEFITS FROM TWO GENEROUS RECEPTION ROOMS WITH GOOD SIZED BEDROOMS. ORIGINAL FEATURES REMAIN WITH THE FRONT DOOR HAVING LEAD AND STAINED GLASS, HIGH CEILINGS, PICTURE RAILS, ORIGINAL TIMBER FLOORS IN THE HALLWAY. LARGE GARDEN WITH A HOME OFFICE/STUDIO. THE PROPERTY BRIEFLY COMPRISES: PORCH, HALLWAY, LOUNGE, LIVING ROOM, KITCHEN AND DOWNSTAIRS TOILET TO THE GROUND FLOOR WITH TWO LARGE DOUBLES PLUS ONE SMALL DOUBLE BEDROOM PLUS FAMILY SHOWER ROOM AND SEPERATE TOILET TO THE FIRST FLOOR. PARKING TO THE FRONT WITH GARDENS TO THE FRONT AND REAR.

- LARGE 3 BEDROOM 1930'S SEMI DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS AND GENEROUS BEDROOMS
- GOOD SIZED REAR GARDEN WITH OUTSIDE OFFICE/STUDIO
- ORIGINAL FEATURES SUCH AS LEADED GLASS, FLOORBOARDS AND PICTURE RAILS.
- OFF ROAD PARKING ON THE FRONT DRIVEWAY.
- NEEDS SOME RENOVATION... NO ONGOING CHAIN.



HALLWAY

ARCHED ENTRANCE WITH A uPVC DOOR AT THE CENTRE WITH GLAZED PANELS TO THE SIDES AND ABOVE OPENS INTO A SMALL PORCH AREA, BEYOND WHICH ARE IS THE LOVELY ORIGINAL DOOR WITH LEADING AND STAINED GLASS, THIS IN TURN OPENS INTO THE ATTRACTIVE TRADITIONAL HALLWAY. STAIRS TO THE FIRST FLOOR, DOORS OPENING INTO THE KITCHEN, LOUNGE, LIVING ROOM AND DOWNSTAIRS TOILET. ORIGINAL FLOORBOARDS.

LOUNGE

LARGE ROOM WITH BAY WINDOW TO THE FRONT ELEVATION. HIGH CEILINGS AND PICTURE RAILS. CHIMNEY BREAST, CARPETED FLOORING.

LIVING ROOM

VERY LARGE PATIO DOORS OVERLOOKING AND OPENING ONTO THE GARDEN. TRADITIONAL TILED FIRE SURROUND WITH OPEN FIRE WITHIN. HIGH CEILING HEIGHT AND PICTURE RAILS. CARPETED FLOORING.

KITCHEN

RANGE OF WHITE WALL AND BASE UNITS PLUS DRAWERS. BUILT IN ELECTRIC HOB, OVEN AND CHIMNEY EXTRACTOR. TILED BACKSPASH, SPACE FOR FRIDGE FREEZER. UPVC DOOR TO THE SIDE AND GARDEN.

DOWNSTAIRS TOILET

TOILET AND WASH HAND BASIN LOCATED UNDER THE STAIRS.

BEDROOM 1

LARGE DOUBLE BEDROOM WITH LOVELY BAY WINDOW TO THE FRONT ELEVATION. CARPETED FLOORING. RANGE OF BUILT IN FURNITURE. PICTURE RAILS

BEDROOM 2

ANOTHER LARGE DOUBLE BEDROOM WITH

WINDOW TO THE REAR ELEVATION. RANGE OF BUILT IN CUPBOARDS. PICTURE RAILS, CARPETED FLOORING.

BEDROOM 3

SMALL DOUBLE BEDROOM WITH WINDOW TO THE FRONT ELEVATION, CARPETED FLOORING.

SHOWER ROOM AND SEPARATE TOILET

LARGE SHOWER CUBICLE AND WASH HAND BASIN, TILED WALLS. WINDOW TO THE SIDE ELEVATION WITH OBSCURE GLASS. SEPERATE TOILET.

FRONT GARDEN AND PARKING

COMBINATION OF BRICK PAVED, SLABS AND GRAVEL, WITH SOME MATURE SHRUBS TO THE BOUNDARY. TIMBER FENCING, PATH TO THE SIDE LEADING TO THE REAR.

REAR GARDEN

LARGE REAR GARDEN WITH AN EXTERNAL UPVC CLAD (PORTACABIN) HOME OFFICE/STUDIO WITH UPVC WINDOWS. AT THE FAR END OF THE GARDEN THERE IS A RAISDED DECK, SHED AND ASTRO TURF LAWNED AREA, THERE IS ALSO A LAWNED AREA AND MATURE SHRUBS AND TIMBER FENCES.

ADDITIONAL INFORMATION

GAS CENTRAL HEATING... STANDARD BRICK CONSTRUCTION... VACANT.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain



verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

KEY FACTS FOR BUYERS

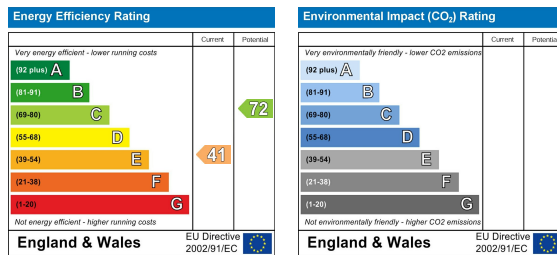
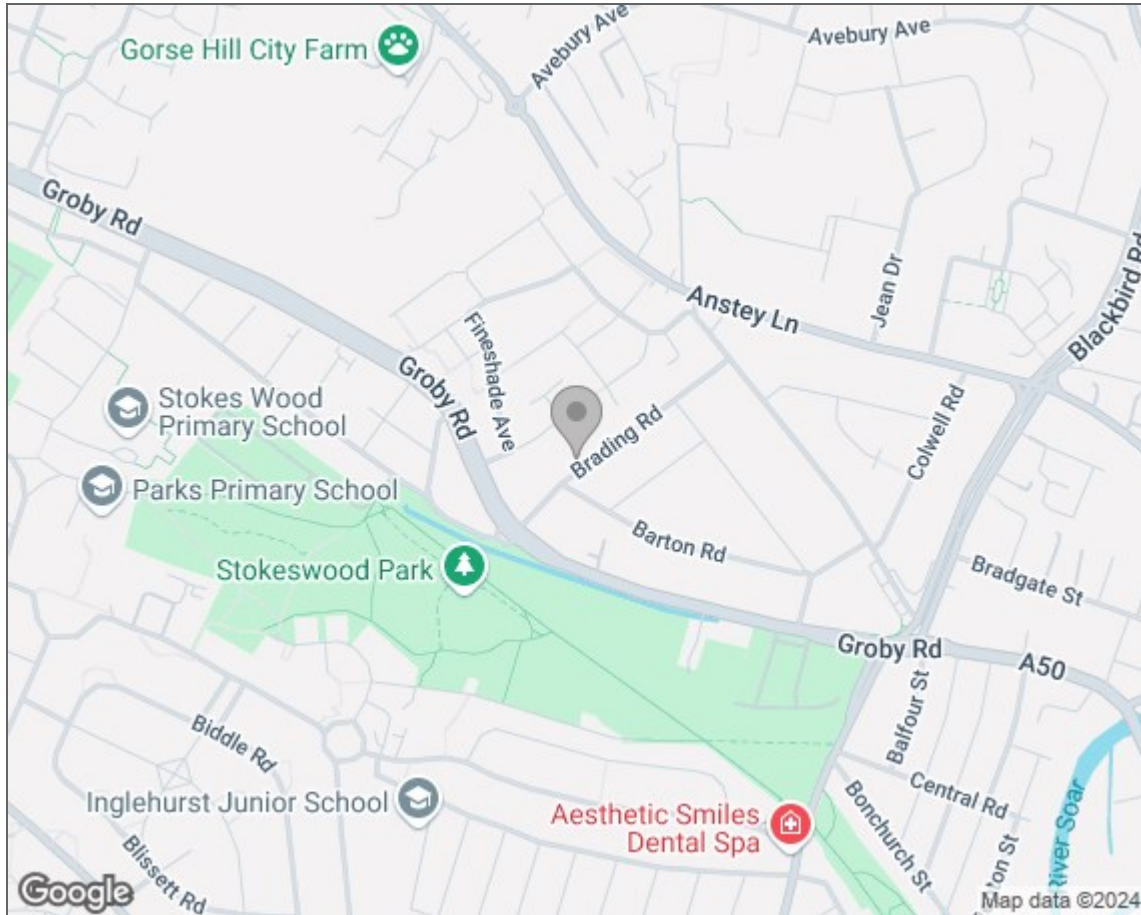
THERE IS A KEY FACTS FOR BUYERS DOCUMENT LOCATED WITHIN THE WEB LINKS AND THE VIRTUAL TOUR LINK. THIS FILE HAS THE FULL EPC, THE LAND REGISTRY TITLE INFORMATION AND MUCH MORE .











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