



Woodville Road, Leicester, LE3

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Guide price £180,000



## Key Features

- Two Double Bedrooms
- Traditional Mid Terrace House
- Available With No Upward Chain
- In Need of Modernisation
- Two Reception Rooms
- Ground Floor WC
- EPC rating TBC
- Freehold





**SUPERB STARTER HOME!** - Having been occupied by the same owner since the 1980's, Newton Fallowell are delighted to welcome to the market this two double bed roomed traditional mid terraced house conveniently positioned for access into the city centre and would make an ideal investment opportunity or first purchase. The property in our opinion is somewhat larger than the exterior would suggest with an array of character features including high skirting boards, picture rails and high ceilings. Laid out over two floors, the layout is in need of modernisation but boasts amazing potential and includes an entrance hall with storage, two reception rooms, kitchen and ground floor WC, with the first floor boasting two bedrooms and a bathroom. Outside there is a low maintenance particularly private courtyard to the rear. Available with no upward chain, an internal inspection comes strongly recommended to fully appreciate the size and finish of the accommodation on offer.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall with access to a useful storage cupboard as well as access to two reception rooms including the formal dining room offering a window to the front elevation, carpet flooring, fireplace and meter cupboard. The lounge is also presented with characterful carpet flooring and offers a window to the rear elevation, concealed staircase rising to the first floor and a door leading through to the kitchen fitted with a range of units and offering space for appliances. A door leads through to two useful pantry/storage areas as well as a WC.

### First Floor

Moving upstairs there are two double bedrooms to choose from, the master is a larger than average room situated at the front of the house, whilst the second

double room is to the rear featuring a useful storage cupboard. The bathroom completes the first floor and consists of a bath, pedestal wash hand basin and WC.

### Outside

To the rear is a particularly private garden arranged for low maintenance with characterful brick wall boundaries, planted areas and a patio area perfect for outdoor sitting and entertaining. Shared gated access leads to the front.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - 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 Benjamin York at Chamelto 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.

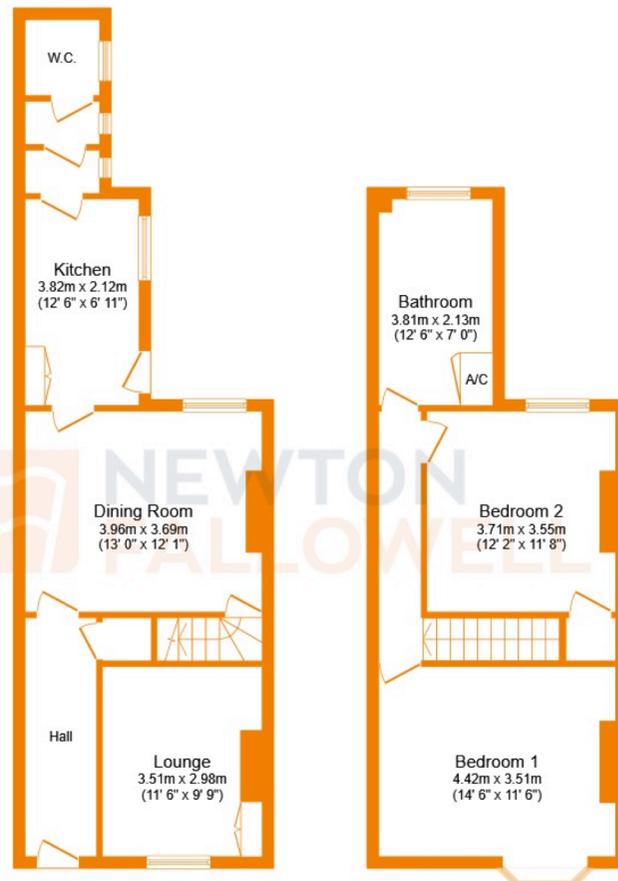
### Free Property Valuations

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









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

