



Bramley Road, Birstall, LE4



3



1



1

£269,950



Key Features

- Three Bedrooms
- Semi Detached Home
- Larger Than Normal Garden
- Gas Central Heating & Replaced Double Glazing
- Modern Fitted Kitchen & Utility Area
- Re-fitted Shower Room & Upstairs WC
- EPC rating C
- Freehold





MODERN INTERIOR! – Boasting a larger than normal garden at the rear, this three bedroom semi detached home represents an exciting opportunity for growing families to acquire a much improved home within close proximity to an array of amenities, local bus routes and schooling. The gas centrally heated and double glazed accommodation includes an entrance hall, light and airy lounge, kitchen diner, utility and modernised shower room, with the first floor offering three bedrooms and a WC. Offering swift access to Leicester and the motorway networks, the plot enjoys a gravelled frontage with a larger than average rear garden. Viewing is essential to appreciate size, style and location.

Ground Floor

Upon entry to the accommodation you step into the entrance hall with a staircase rising to the first floor and wood effect flooring. The light and airy lounge is presented with wood effect flooring and is flooded with an abundance of natural light provided by two windows overlooking the front elevation. There is also the added benefit of a useful storage cupboard. The modern fitted kitchen diner features a range of wall and base units with complementary work surfaces over, brick effect tiled splashbacks, 'AEG' oven, 'AEG' hob with hood, Worcester boiler, inset 1.5 sink and drainer with mixer tap and space for appliances. A door leads through to the utility room providing further storage and space for appliances, with a door opening to the garden. Completing the ground floor is a modernised shower room comprising a shower cubicle, wash hand basin and WC, with complementary tiling.

First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The landing also serves access to the loft space as well as a modern WC.

Outside

The plot boasts a gravelled frontage providing car

standing with the potential for the kerb to be dropped to create off road parking. Gated access leads to the larger than normal mainly laid to lawn garden with fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – Tax Band B. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

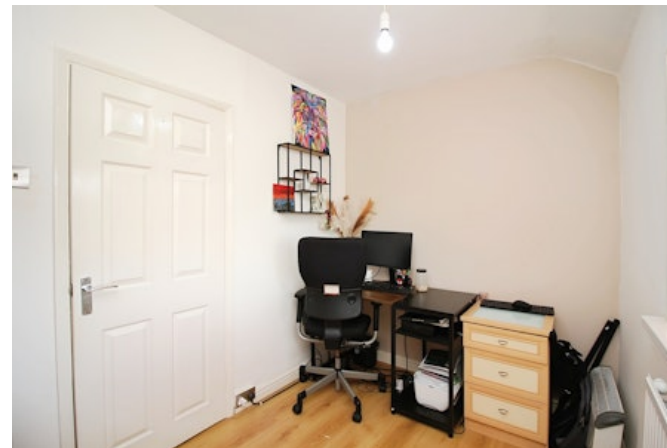
Referrals

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.

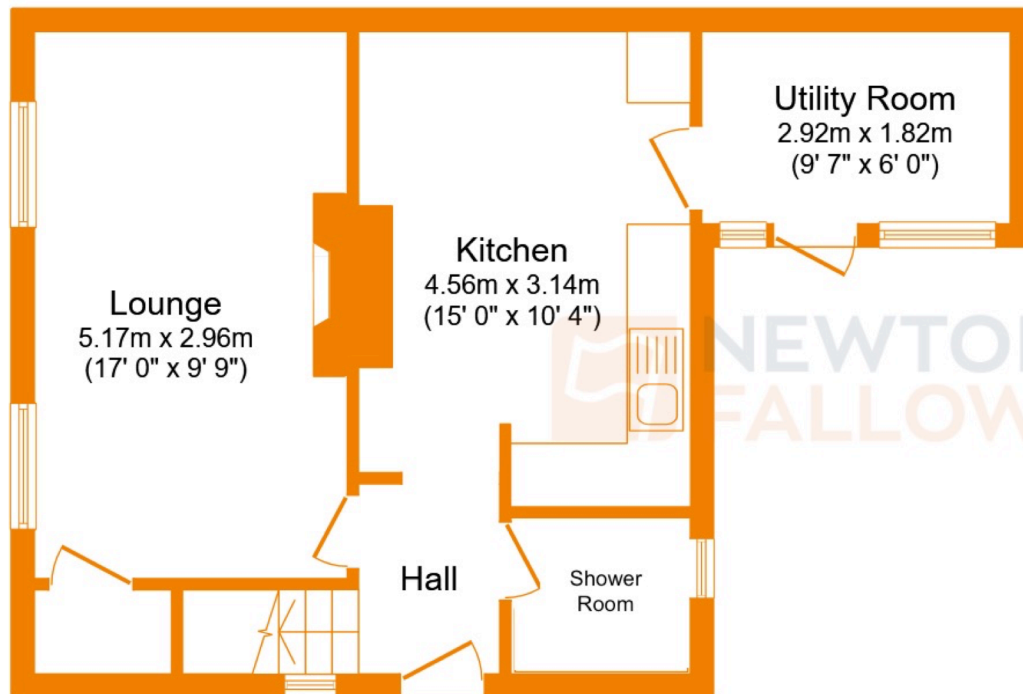
Free Property Valuations

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

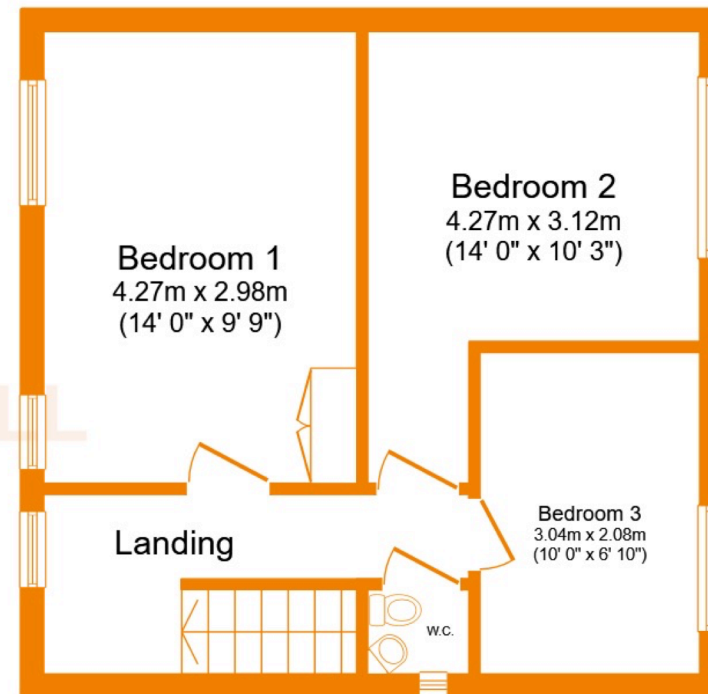








Ground Floor



First Floor

