



72 Valence Road, Leicester - LE3 1AR  
£210,000

 **NEWTON FALLOWELL**

## 72 Valence Road

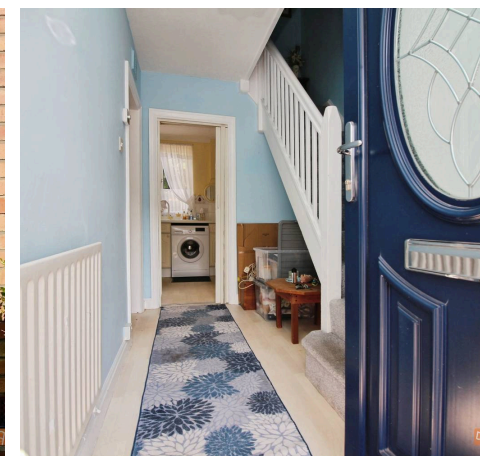
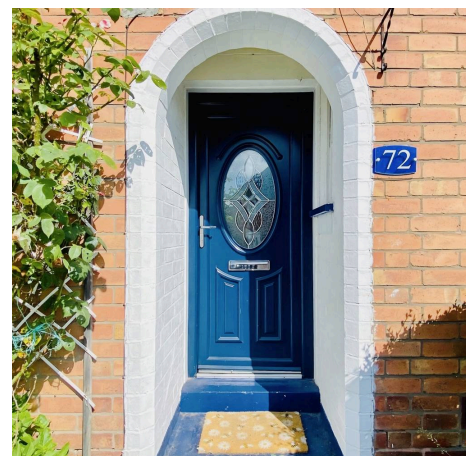
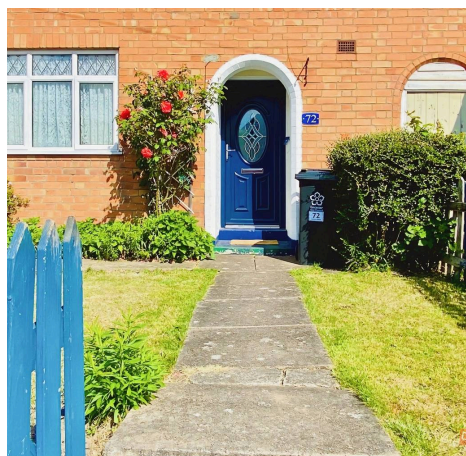
Leicester

Occupying a set back position and available with no upward chain, fall in love with this three bedroom mid town house perfect for buyers in search of their first home or growing families being within walking distance to local schooling and must be viewed in person to be fully appreciated. Benefiting from gas central heating (Worcester Boiler Fitted 2022), cavity wall insulation and double glazing throughout, the layout includes an entrance hall with a useful store cupboard, lounge diner and kitchen. Upstairs you will find three well proportioned bedrooms and a contemporary bathroom. The plot offers a lawned frontage with the potential for off road parking (subject to necessary consent) with a mainly laid to lawn garden at the rear. The property is well placed for easy access into the city centre and therefore an early viewing is strongly recommended to avoid disappointment

Council Tax band: A

Tenure: Freehold

- Three double bedrooms
- Available with no upward chain
- Lawned front garden with the potential to create a driveway (STP)
- Ideally located for access into Leicester City Centre
- Ideal first purchase or family home
- Upgraded Worcester Boiler (Fitted 2022)
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating TBC
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entering the property, you are welcomed into an entrance hall featuring wood-effect flooring, a useful built-in storage cupboard, and a staircase leading to the first floor. The reception room provides an excellent setting for both comfortable everyday living and formal dining. Enjoying dual-aspect windows that flood the room with natural light, it also benefits from fitted carpeting and stylish wall lighting. The kitchen is fitted with a range of wall and base units complemented by work surfaces, incorporating a sink and drainer, with ample space for appliances. A door from the kitchen leads to a practical rear lobby, providing access to the rear garden, a useful external storage area, and gated side access to the front of the property.

### Moving upstairs

Ascend to the first floor, the landing provides access to three well proportioned bedrooms, all offering ample space for a double bed. The bathroom completes the first floor and is fitted with a three piece suite comprising a bath with shower, wash basin with storage beneath and WC, with complementary tiled surrounds.

### Outside

Set back from the road and set behind picket fencing, to the front of the property is a lawned garden with a pathway leading to the front door. There is the potential for the front to be converted into a driveway and the kerb dropped subject to the necessary consent as many neighbouring properties have done. To the rear is a mainly laid to lawn garden offering ample space for families to enjoy with fencing to boundaries. There is also a patio area adjacent to the property perfect for outdoor sitting and a useful store.



## Location

Braunstone is a well-established and popular residential area located to the west of Leicester city centre. The area is well served by a range of local amenities including shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. Braunstone benefits from excellent transport links, with easy access to Leicester city centre, the M1 and M69 motorways, and Fosse Park Shopping Centre, providing a wide range of retail, dining, and leisure options. Regular public transport services offer convenient connections to surrounding areas. The area is also known for its green spaces, including Braunstone Park, which offers open parkland, sports facilities, and leisure opportunities, adding to the appeal of this convenient yet community-focused location.

## Tenure & Council Tax

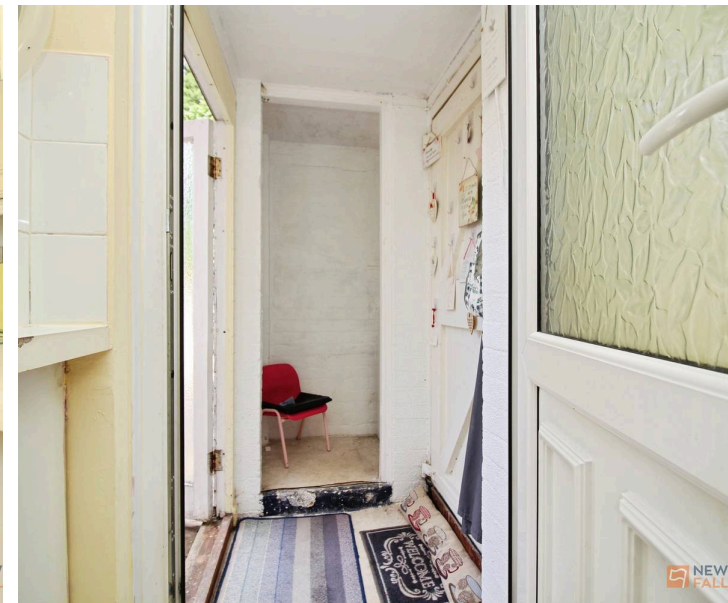
We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

## Viewing Arrangements

Viewings are strictly by appointment only.

## Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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.



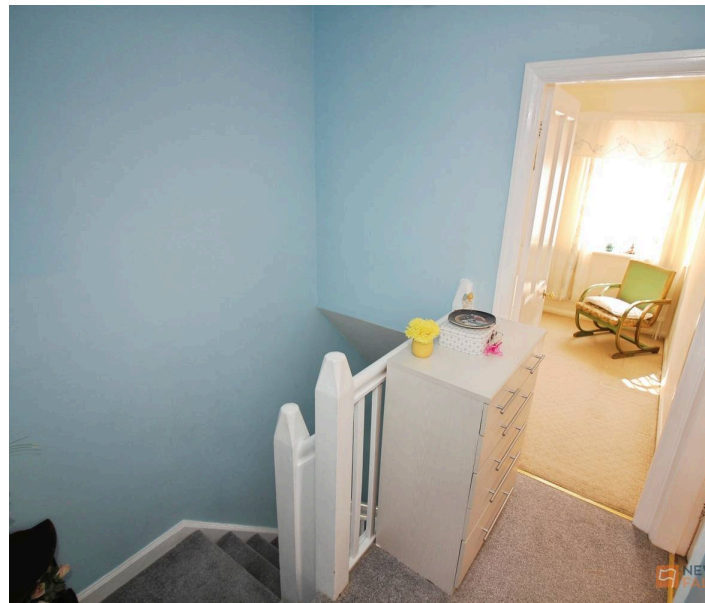
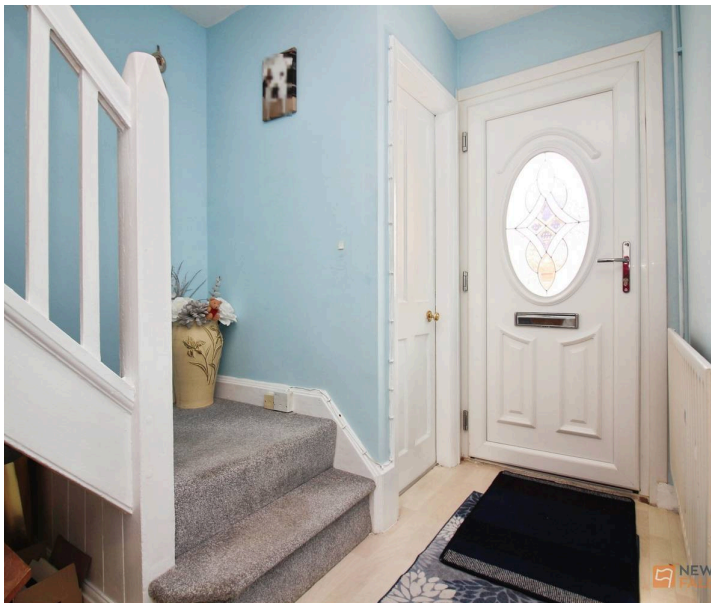


### Making an Offer

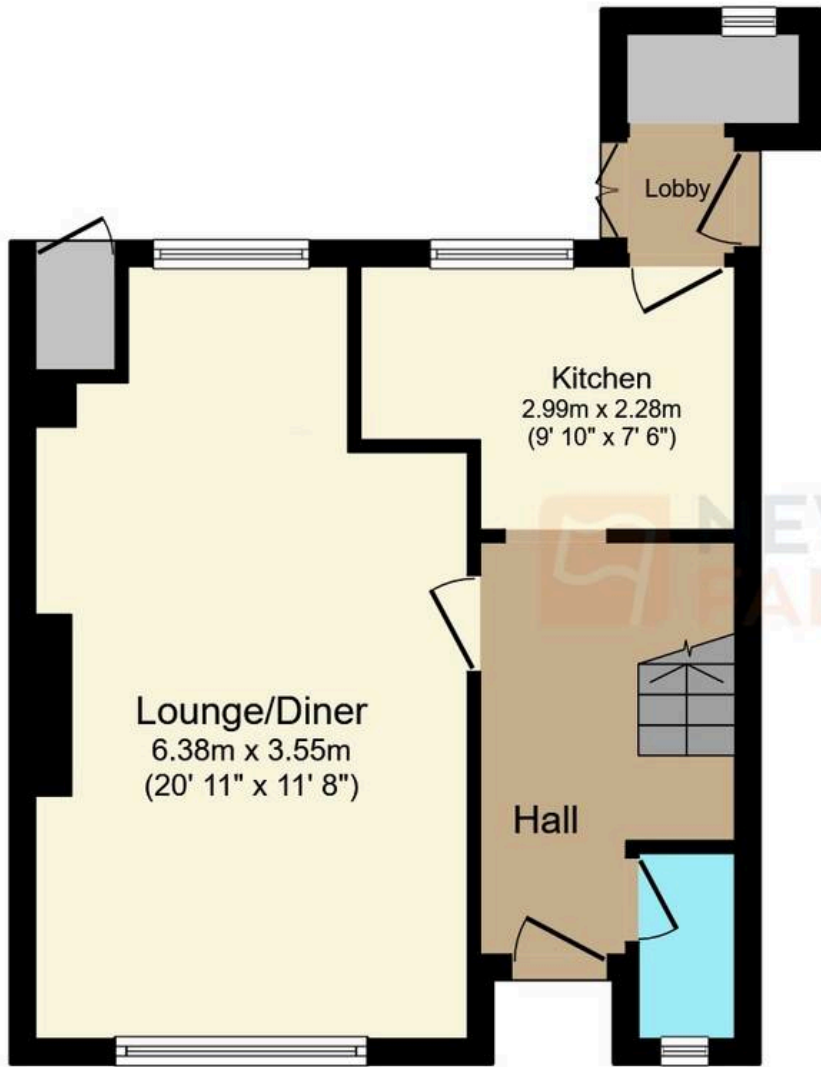
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

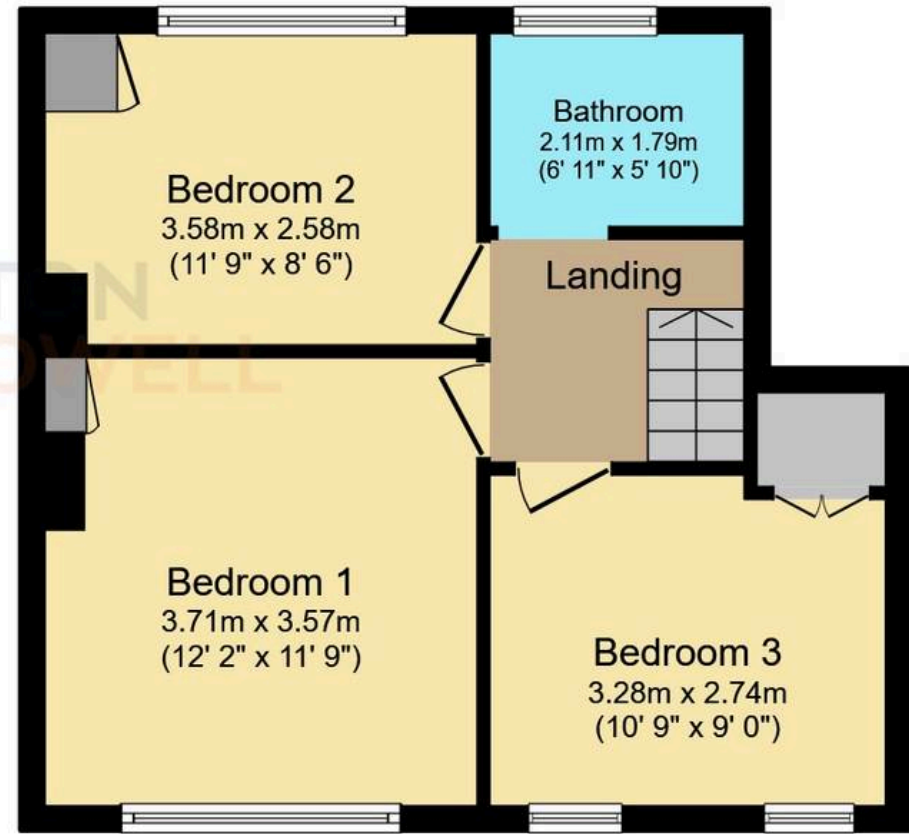
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Ground Floor



First Floor

Total floor area: 79.1 sq.m. (852 sq.ft.)

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)





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