

91 Valence Road, Leicester - LE3 1AS

Guide Price £240,000

NEWTON FALLOWELL

The Property Ombudsman

91 Valence Road

Leicester

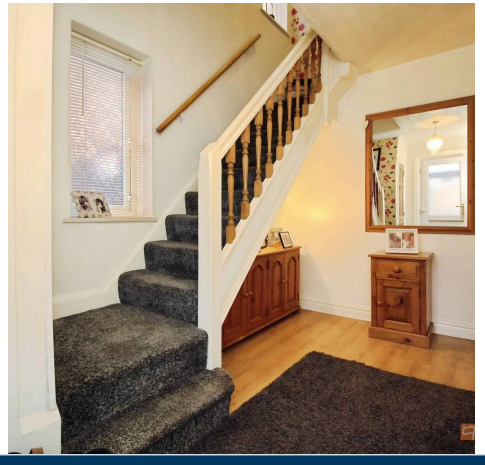
Boasting a conservatory to the rear with under floor heating, fall in love with this three bedroom semi detached house perfect for buyers in search of their first home or growing families being within walking distance to local schooling and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance porch and hallway, lounge diner open with the kitchen and the aforementioned conservatory. Upstairs you will find three well proportioned bedrooms and a bathroom. The plot offers a block paved frontage, with a larger than normal 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

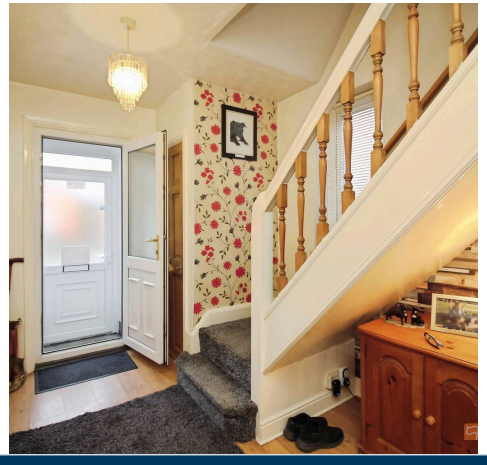
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom semi detached home
- Open plan living kitchen diner
- Conservatory extension to the rear with underfloor heating
- Off road parking to the front
- Larger than normal rear garden with outside WC
- Within walking distance to local schooling
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating D
- Viewings strictly by appointment only!















Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch, with a door leading through to the hallway. Here you will find a staircase rising to the first floor, a useful storage cupboard and attractive wood-effect flooring. A particular highlight of the property is the open-plan living kitchen diner, creating a fantastic sociable space ideal for family life and entertaining. The living area is centred around a feature fireplace, with a window to the front elevation. The kitchen is fitted with a range of wall and base units, roll-edge work surfaces, tiled splashbacks, space for a cooker with fitted extractor hood and under-counter appliances. French doors lead into the conservatory, a wonderful addition providing valuable extra reception space, ideal for formal dining or relaxing. The room benefits from under floor heating, light, power, a radiator, dual-aspect glazing and doors opening directly onto the garden.

Moving upstairs

Ascend to the first floor, the landing provides access to three bedrooms, two of which are comfortable double bedrooms. Completing the first floor is the modern bathroom comprising a bath with shower, wash basin and WC, with complementary tiled surrounds.

Outside

To the front of the home is a block paved driveway providing off road parking. Gated access to the side leads to the rear of the property where you'll find a particularly appealing, longer than normal and established garden, offering a good combination of lawn and paved seating areas. A central brick-paved pathway leads through the garden, with planted borders, mature shrubs, established trees and hedging providing colour, character and a degree of privacy. There is also access to an outside WC, perfect for the summer months when entertaining.

Location
The property is situated on Valence Road in the popular Braunstone area of Leicester, offering convenient access to a range of local amenities, schools and everyday facilities. Queensmead Primary Academy and Braunstone Community Primary School are both within easy reach, while nearby bus services provide good connections towards Leicester city centre. Leicester train station is approximately 2 miles away, with the area also benefiting from easy access to major road links.

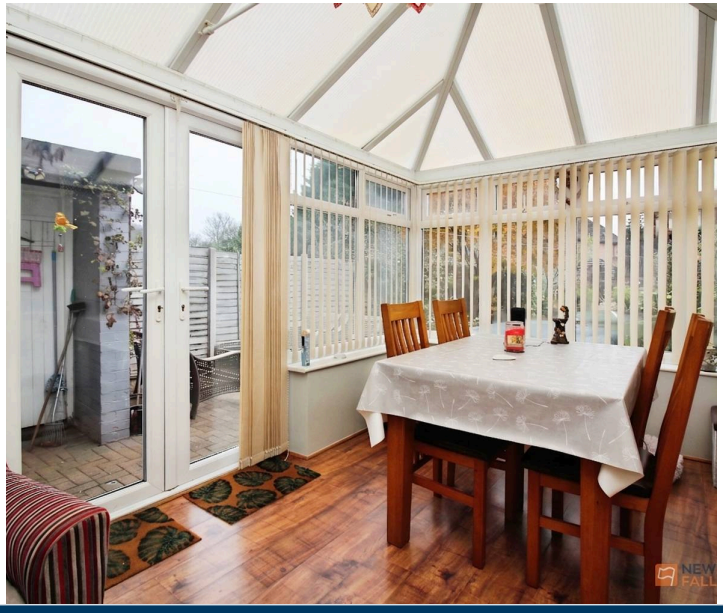
Tenure & Council Tax
We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

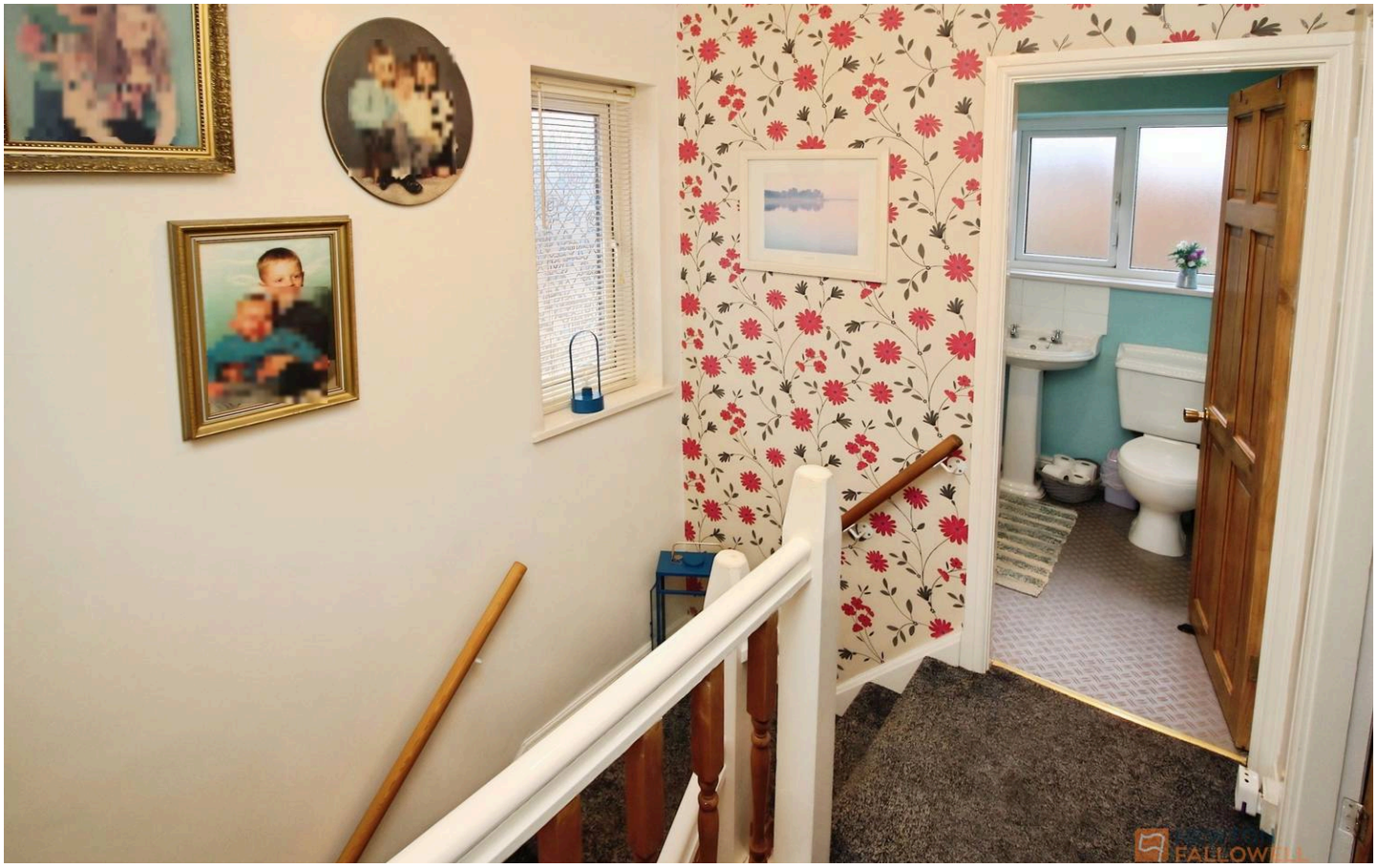
Viewing Arrangements
Viewings are strictly by appointment only.

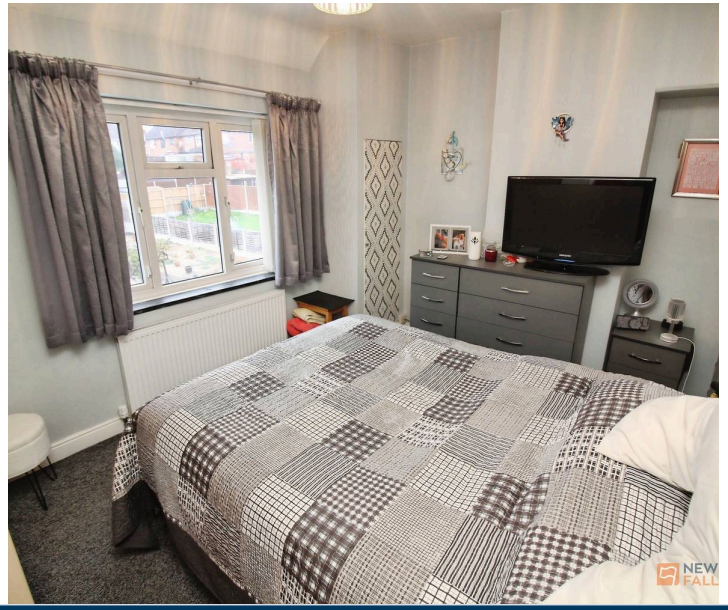
Need Independent Mortgage Advice?
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is 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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks."

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.

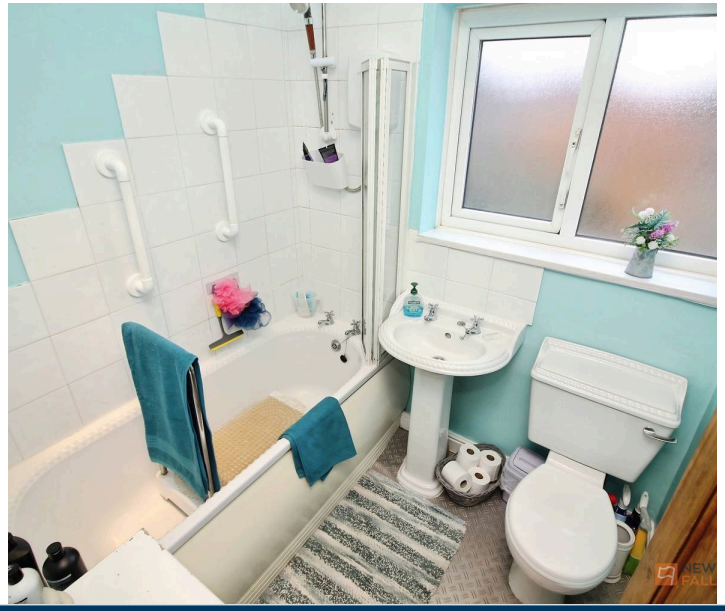
Referrals

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 MAB (Everyone Mortgages) 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.

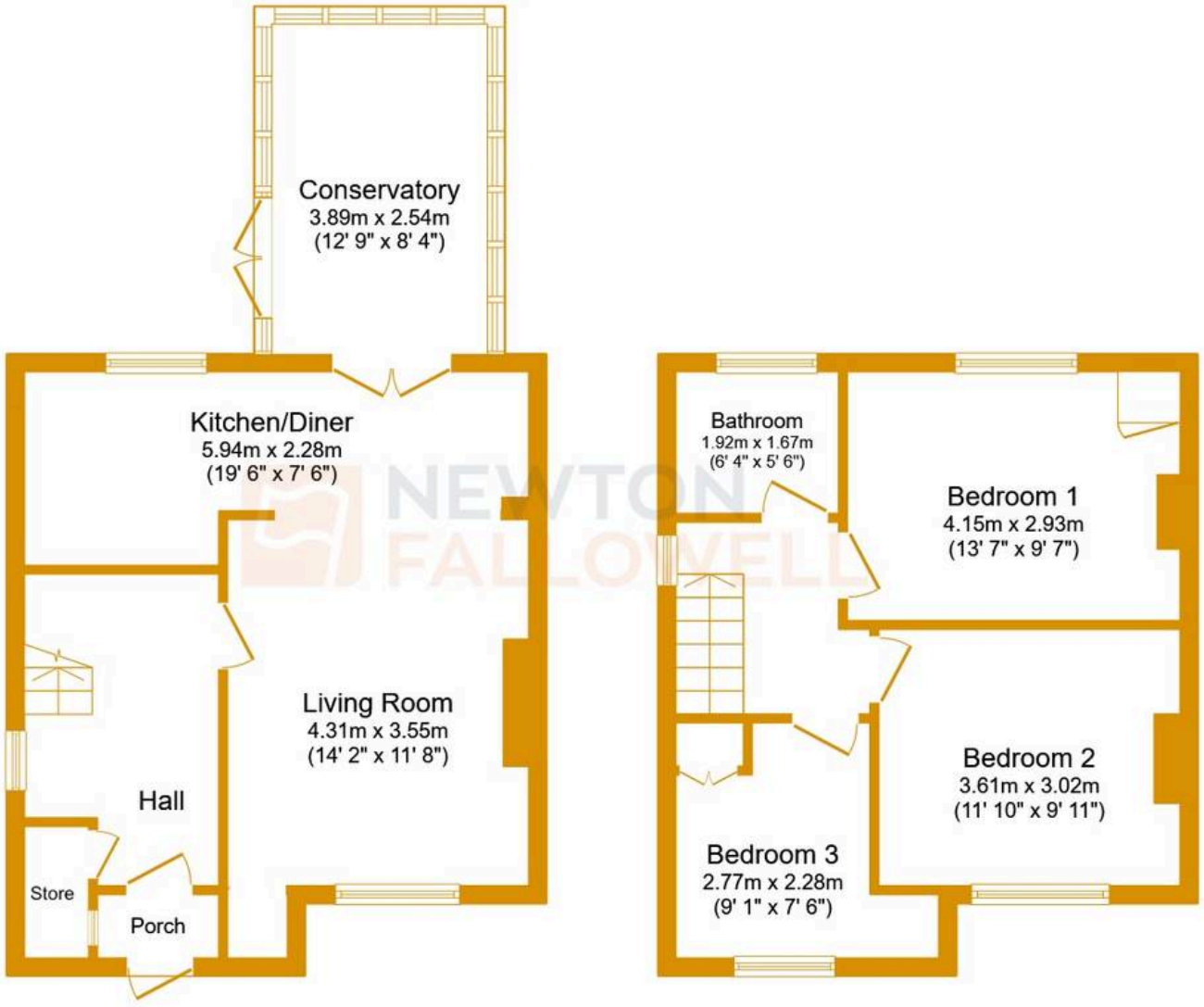
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.









Total floor area: 87.5 sq.m. (942 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



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