



Hat Road, Braunstone Town, LE3



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£230,000



## Key Features

- Three well proportioned bedrooms
- Semi detached bungalow
- Exciting refurbishment project
- Available with no upward chain
- Desirable location & conveniently located for major road links
- Potential for extension subject to necessary consent
- EPC rating TBC





Perfect for those looking for a project, this three bedroom semi-detached bungalow is offered to the market with no upward chain and is in need of some modernisation but boasts lots of potential, perfect for someone looking to downsize from a larger family home. Occupying a desirable position along a no through road and conveniently located for access to the motorway and Fosse Park Shopping, the layout includes an entrance hall, lounge, kitchen diner, three bedrooms and bathroom. The plot offers parking to the front with gardens to the front and rear. An internal inspection is essential to truly appreciate the size and the potential of the accommodation on offer.

### Location

The sought-after suburb of Braunstone Town is ideally located to the west of Leicester city centre, offering excellent access to a wide range of amenities and transport links. The area is particularly popular for its convenience to the city centre, as well as quick access to Junction 21 of the M1/M69 motorway network, providing routes north, south, and west—including the East Midlands, Coventry, and Birmingham International Airports. Nature lovers will appreciate the nearby Charnwood Forest, offering scenic countryside walks and several golf courses. The Osiers Nature Reserve is just a short walk away. Braunstone Town is also just a short drive from the Meridian Leisure Park and Fosse Park Shopping Centre, both offering a wealth of retail, entertainment, and dining options.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. 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

"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

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 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

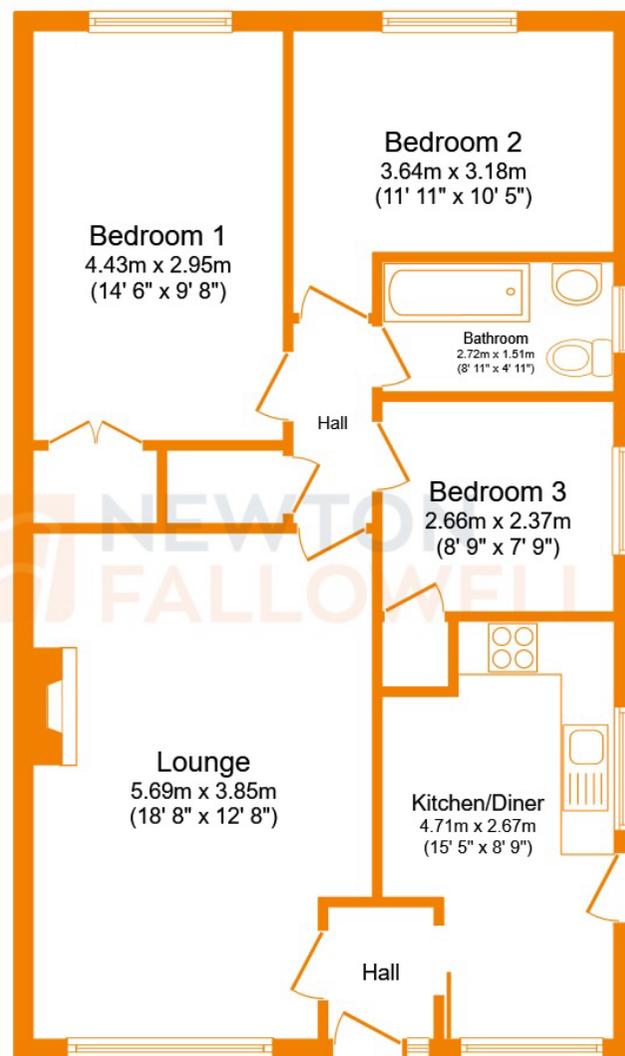
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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.







Floor Plan

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)

