



Bruce Street, Leicester - LE3 0AG
£180,000

 **NEWTON FALLOWELL**

Bruce Street

Leicester

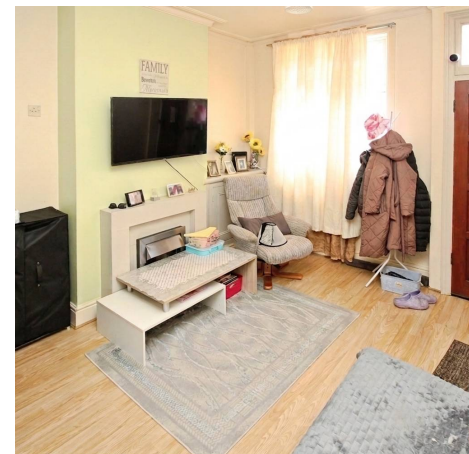
This two-bedroom Victorian mid-terraced property is conveniently situated just off the A5460 Narborough Road, within walking distance of De Montfort University and Leicester Royal Infirmary. Narborough Road offers an excellent range of shops, restaurants and bars, while Fosse Park Shopping Centre, local schools and Leicester City Centre are all easily accessible. The property also benefits from good road links to the motorway network. Internally, the accommodation comprises an open-plan lounge/diner with central staircase, fitted kitchen, first-floor landing, two bedrooms and a bathroom. Further benefits include gas-fired central heating. Externally, there is a low-maintenance courtyard garden and two useful outbuildings. Already tenanted, the property represents an excellent buy-to-let investment opportunity. An internal inspection is highly recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two bedrooms
- Traditional mid terrace house
- Open plan lounge diner
- Low maintenance courtyard & useful outbuildings
- Conveniently located for access to City Centre
- Perfect buy to let investment
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating D
- Viewings strictly by appointment only!





Location

The property is situated in a mature residential area enjoying local shopping and recreational facilities. Both Braunstone Park and Westcotes Park are within walking distance whilst The Highcross Shopping Centre and Braunstone Gate with its popular bars and restaurants is just over 1 mile away. There is good access to the City centre, Hospitals, Universities and mainline Railway Station with services in all directions, including London St Pancras International. For the road commuter there is good access to the local ring road network including A47, A5460, A50 inner and outer ring roads and the M1 and M69 motorways are accessed at Jct 21, some 3.5 miles distant.

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

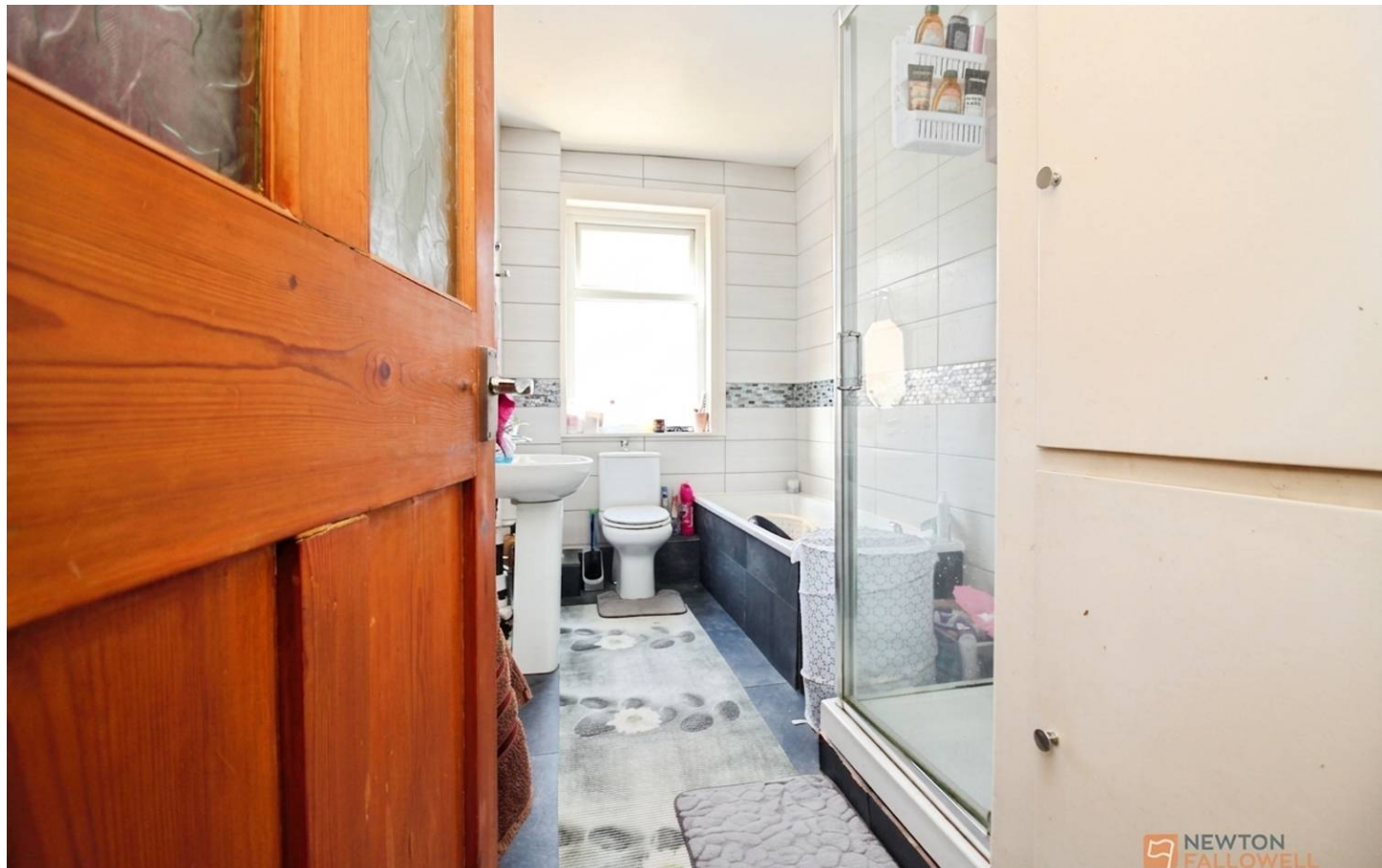
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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."

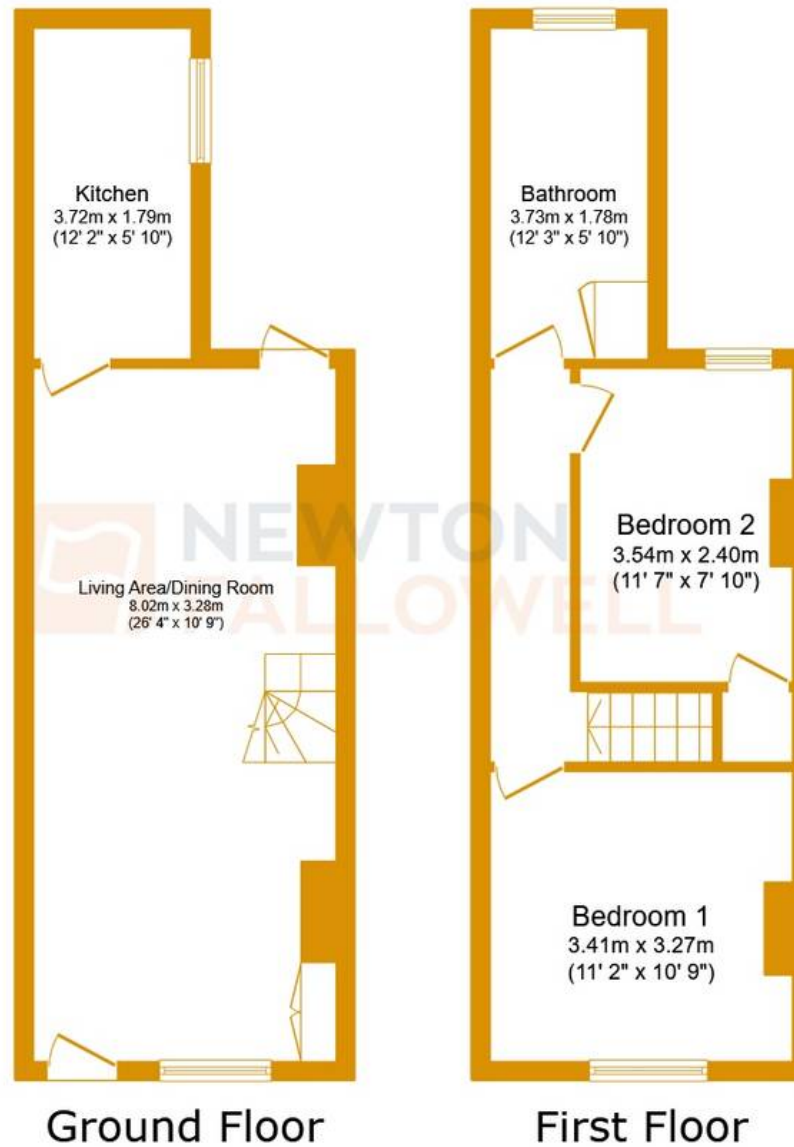
Agents Note

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.

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: 66.9 sq.m. (720 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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