 NEWTON

104 Lansdowne Road, Leicester - LE2 8AR
£200,000

 **NEWTON FALLOWELL**

104 Lansdowne Road

Leicester

Offered to the market with no upward chain, this traditional three-bedroom terrace would make an ideal first-time purchase or buy-to-let investment and must be viewed in person to fully appreciate the accommodation on offer. Benefiting from gas central heating and neutral décor throughout, the accommodation comprises two reception rooms, a fitted kitchen, and a ground floor bathroom, with three bedrooms located to the first floor. Externally, there is a low-maintenance courtyard garden to the rear. Conveniently positioned for easy access to the city centre and a range of local amenities, an early viewing is strongly recommended to avoid disappointment.

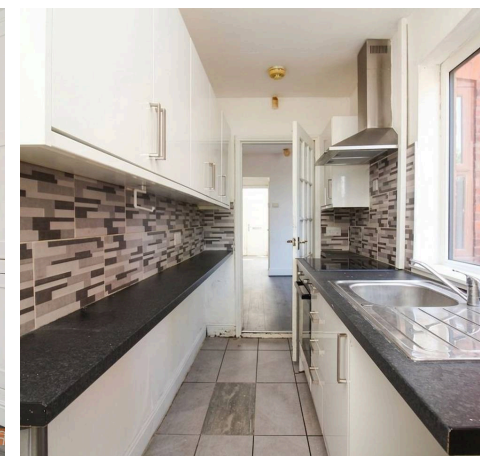
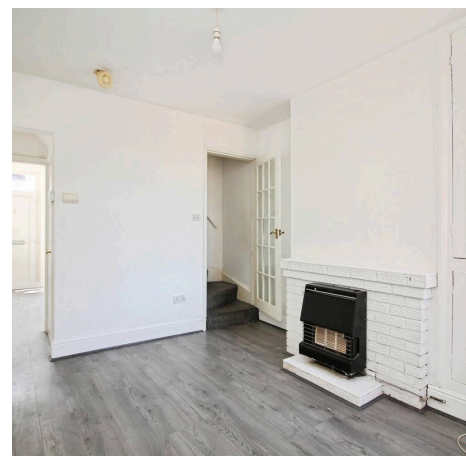
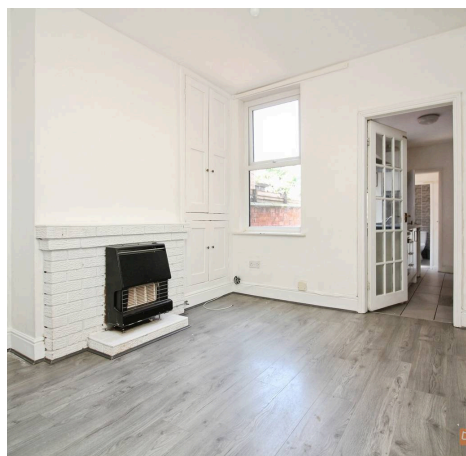
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three neutrally decorated bedrooms
- Traditional mid terrace house
- Available with no upward chain
- Two reception rooms
- Conveniently located for access to Leicester City Centre
- Ideal buy to let investment or first purchase
- 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 the primary reception room, a comfortable living space featuring a window overlooking the front aspect, neutral décor, wood-effect flooring, and a useful meter cupboard. A door leads through to the inner lobby, which benefits from a handy storage cupboard and provides access to the second reception room, ideal as a formal dining room. This versatile space features built-in storage within the alcoves and a cleverly concealed staircase rising to the first floor. The kitchen is fitted with a range of wall and base units complemented by work surfaces, a sink and drainer, an integrated oven, hob with extractor hood, the central heating boiler, and space for additional appliances. Beyond the kitchen, the rear hall offers further useful storage, access to the rear garden, and leads to the ground floor bathroom, which is fitted with a three-piece suite.

Ascend to the first floor

Moving upstairs, a carpeted landing serves access to three neutrally decorated bedrooms, two of which benefit from having built in storage.

Outside

Conveniently situated for easy access to the city centre, the property benefits from a low-maintenance rear courtyard, enclosed by brick boundaries to provide an outdoor space ideal for relaxing. The garden also features gated access for added convenience.

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?

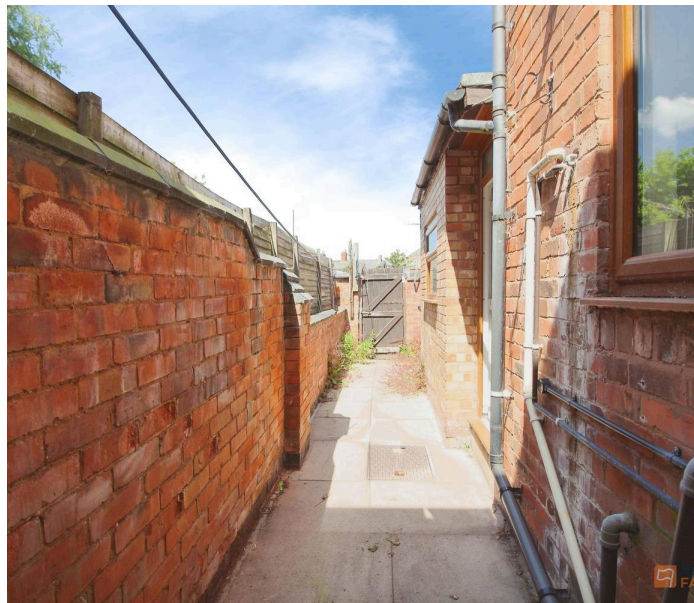
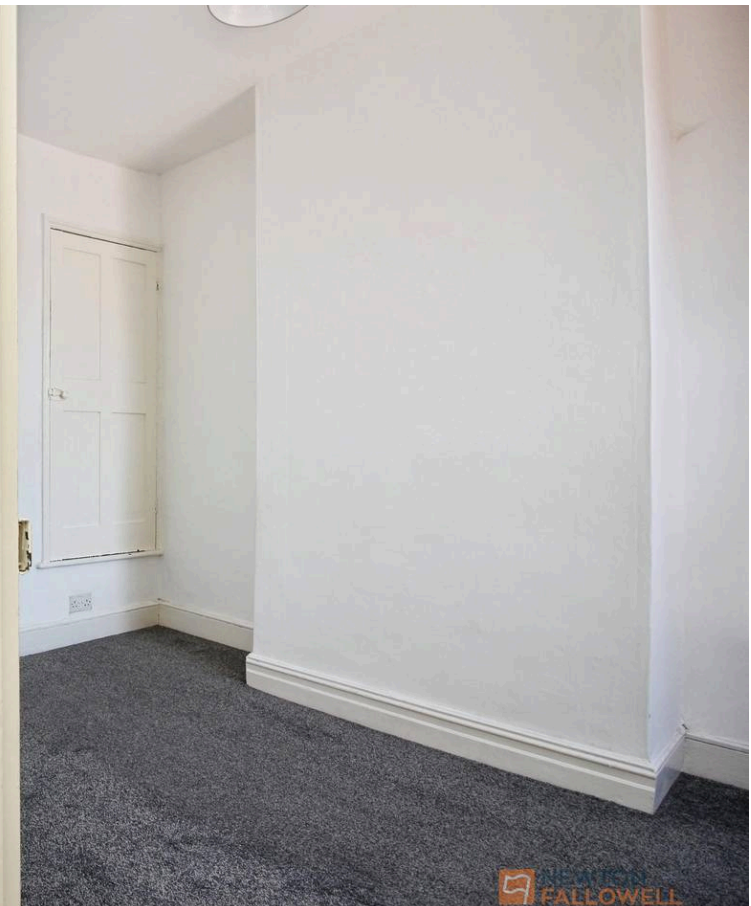
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether 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.

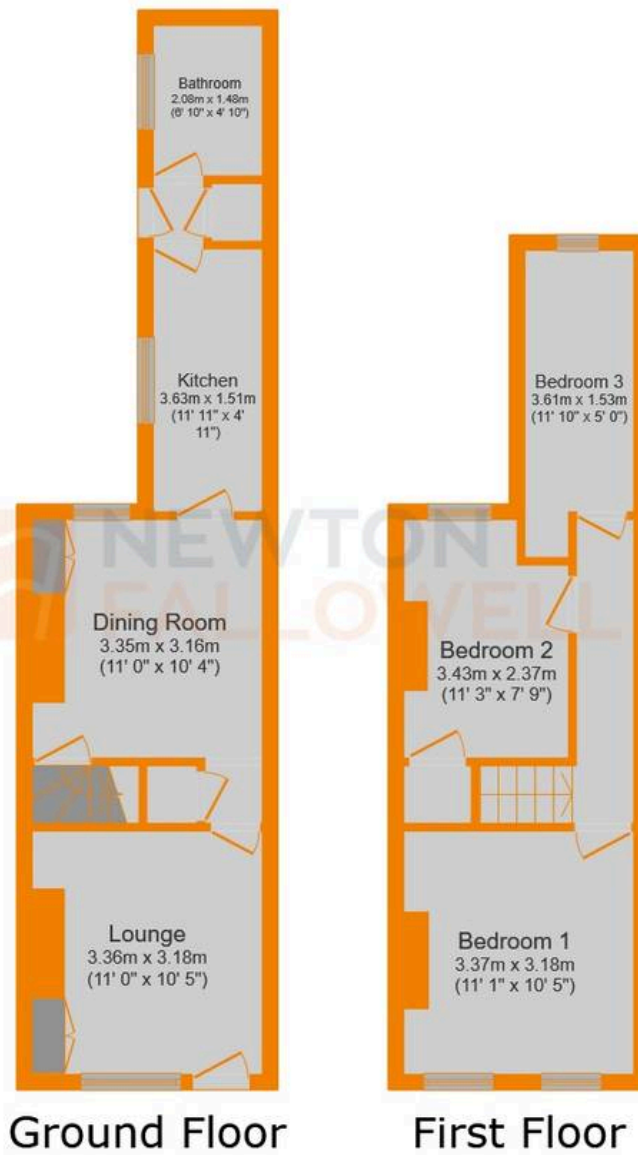
Making an Offer

"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."

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.





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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