

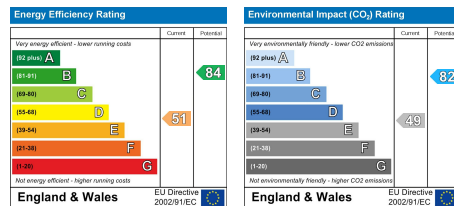


Fishpools, Braunstone Town
Leicester, Leicestershire, LE3 2UL

NEWTONFALLOWELL 

Fishpools, Braunstone Town Leicester, Leicestershire, LE3 2UL Chain Free £159,950

Offered to the market with no upward chain, this two bedroom semi detached home requires modernisation but boasts amazing potential and therefore would make an ideal first home or investment. The double glazed accommodation includes an entrance hall, full width lounge, breakfast kitchen and conservatory, with the first floor offering two double bedrooms and shower room. The plot enjoys the use of a garage with mature front and rear gardens. The property is well placed for access to the motorway, M69 and A46 and is within close proximity to the local school and Fosse Park Shopping and therefore a viewing is strongly recommended to avoid disappointment.



Accommodation

A side entrance door opens into the;

Entrance Hall

With staircase rising to the first floor, useful storage area with rear elevation window, wood flooring and doors to the kitchen and the;

Lounge

11'4" into bay x 16'0" (3.45m into bay x 4.88m)

With a walk in square bay window to the front elevation, the primary living space is positioned around a feature fireplace with surround. Having a storage heater, ceiling coving and carpet flooring.

Breakfast Kitchen

11'8" max x 13'1" (3.56m max x 3.99m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include sink and drainer unit and space for cooker. With wood flooring and sliding patio doors leading to the;

Conservatory

7'10" x 11'7" (2.39m x 3.53m)

A useful addition to the accommodation providing extra downstairs living space with glazing to three aspects and a door leading to the garden.

First Floor Landing

Giving access to two bedrooms and shower room.

Bedroom One

10'1" x 16'1" (3.07m x 4.90m)

A full width double room with a window to the front elevation, built in wardrobes, carpet flooring and gas heater.

Bedroom Two

11'8" x 9'6" (3.56m x 2.90m)

A second double room offering a window to the rear elevation, gas heater and carpet flooring.

Shower Room

5'6" x 6'1" (1.68m x 1.85m)

Offering an obscure rear elevation window, the shower room is fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with tiled surrounds.

Outside

The plot offers a gravelled frontage boasting the potential to be transformed into off road parking subject to consent, as many neighbours have done. At the rear is a garage with an up and over door. Gated access leads to a mature garden full of plants and shrubs, with a shed and patio area.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the Braunstone crossroads, turn right onto Braunstone Lane. Proceed along and take an eventual right turning onto Evelyn Road. Evelyn Road turns to Avon Road. Proceed around the bend and then take an immediate right turning onto Wilnicott Road. Turn right onto Ravenhurst Road and continue along. Turn right onto Turnbull Drive. Turn left onto Kingsway. Turn right onto The Chase. Turn right onto Woodcote Road and continue past the school. Turn left onto Lubbesthorpe Road. Turn left onto Watergate Lane and continue along. Turn left onto Fishpools where the property can be found.

Tenure

Freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555) - Tax Band B. 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. Please contact one of our sales experts on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.



Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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, floor plans 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 (where applicable) 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 in all advertising material used to market this Property.

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