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Braunstone Close, Leicester, LE3 2GE

£220,000

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Located in a highly sought-after area, this immaculate semi-detached property has been recently been refurbished and is a perfect opportunity for couples and first-time buyers. With its ideal location offering excellent public transport links and proximity to local amenities, this property is sure to impress.

The property boasts a spacious open-plan kitchen with modern appliances and plenty of natural light, making it an inviting space for cooking and entertaining and to the rear of the kitchen there is a handy utility room and downstairs WC. The open-plan reception room features a charming fireplace and built-in storage, creating a cozy atmosphere perfect for relaxation and socializing. Additionally, there is a separate reception room to the front which is currently used as a sitting room, providing flexible space to suit your needs.

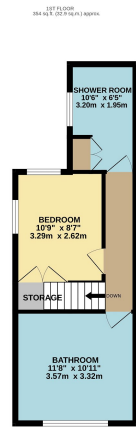
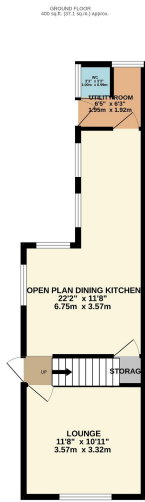
The two double bedrooms offer ample space for relaxation and restful nights. The large bathroom has built-in storage and a walk-in double shower, providing a luxurious experience.

Some unique features of this property include being recently rewired in 2021, having a new boiler fitted in 2022, and a damp proof course also carried out in 2022. In addition, the property offers the convenience of wiring for ethernet, perfect for those working from home or needing reliable internet connectivity.

The property benefits from an energy performance rating of D, and falls under council tax band B.

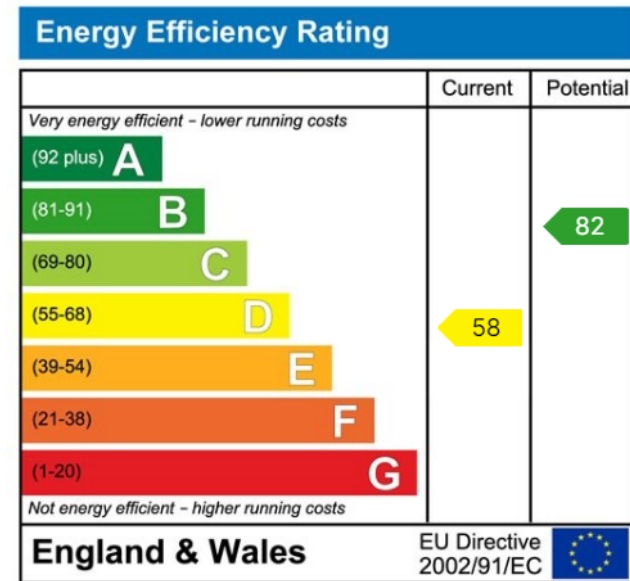
Don't miss out on the opportunity to make this stunning property your own. Contact us today to arrange a viewing and see for yourself the charm and elegance that this property has to offer.





TOTAL FLOOR AREA: 754 sq. ft. (70.2 sq. m.) approx.
 *Please note: Whilst the floor plans do show the location of the fixtures and fittings, the measurements of fixtures and fittings are approximate and do not represent the actual measurements of the fixtures and fittings. The fixtures, fittings and appliances shown here are based on the plan and are not guaranteed to be included.

- Two Bedrooms
- Recently Refurbished
- New Boiler Fitted 2022
- Stunning Open Plan Kitchen/ Diner
- EPC Rating D, Council Tax B
- Two Reception Rooms
- Rewired 2021
- Damp Proof Course Installed 2022 - 25 Year Guarantee
- Good Size Driveway And Garden
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

