



**Balfour Street,**  
Leicester, Leicestershire, LE3 5EA  
**£230,000**



Offered with no upward chain, this traditional semi detached home oozes a contemporary feel having undergone an extensive program of refurbishment by the current owner which must be viewed in person to be fully appreciated. Featuring replaced windows throughout, upgraded consumer unit and a renewed gas central heating system, the property in our opinion is somewhat larger than the exterior would suggest with a mix of modern comforts and character features including a fireplace, picture rails and high ceilings. Laid out over two floors, the layout includes an entrance hallway, open plan lounge diner, ground floor wc and modern fitted kitchen. Upstairs you will find three neutrally decorated bedrooms and a contemporary shower room. Outside there is a low maintenance courtyard to the rear. Within walking distance to local amenities as well as being conveniently positioned for access into the city centre, an early viewing is highly recommended.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, picture rails, central heating radiator and access to the:

#### Open Plan Lounge Diner

**12'0" x 24'11" (3.68m x 7.61m)**

Affording space for both comfortable sitting and formal dining, the neutrally decorated open plan reception room offers a window to the front and rear. With a feature fireplace, two central heating radiators, coving, picture rails, meter cupboard and a built in cupboard with glazed doors into the alcove.

#### Modern Fitted Kitchen

**8'11" x 21'3" max (2.74m x 6.49m max)**

Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, matching splashbacks and soft closing drawers. Features include an inset sink and drainer with flexi mixer tap, built in 'Lamona' oven, 'Lamona' four ring gas hob with glass splashbacks and extractor hood above, built in 'Lamona' washing machine and space for a fridge freezer. With a central heating radiator, spotlighting, wood effect flooring, two side elevation windows and a side access door. There is also access to a useful storage cupboard under the stairs.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath. There is also a central heating radiator.

#### First Floor Landing

A staircase rises to the first floor which gives access to the bedrooms and bathroom. With a built in cupboard, hatch to the loft space, carpet flooring and neutral decor.

#### Bedroom One

**16'11" max x 12'0" (5.18m max x 3.68m)**

A larger than normal neutrally decorated double bedroom offering a bay window to the front elevation, central heating radiator, coving and picture rails.

#### Bedroom Two

**10'11" max x 12'6" (3.34m max x 3.82m)**

Another neutrally decorated double room offering a window to the rear elevation, carpet flooring and a central heating radiator.

#### Bedroom Three

**9'0" max x 10'6" (2.76m max x 3.21m)**

With a window to the rear elevation, carpet flooring and a central heating radiator.

#### Contemporary Shower Room

**6'0" x 7'2" max (1.85m x 2.19m max)**

Re-fitted with a modern three piece suite comprising a shower enclosure with brick effect tiled surrounds, wc and wash hand basin with storage beneath. There is also a heated towel rail, side elevation window and contemporary patterned tiled flooring.

#### Outside

Shared gated access leads from the front to the rear where a low maintenance courtyard can be found paved with brick wall boundaries and two outbuildings, one providing useful storage and the other being a wc.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City - 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

#### 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). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. 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

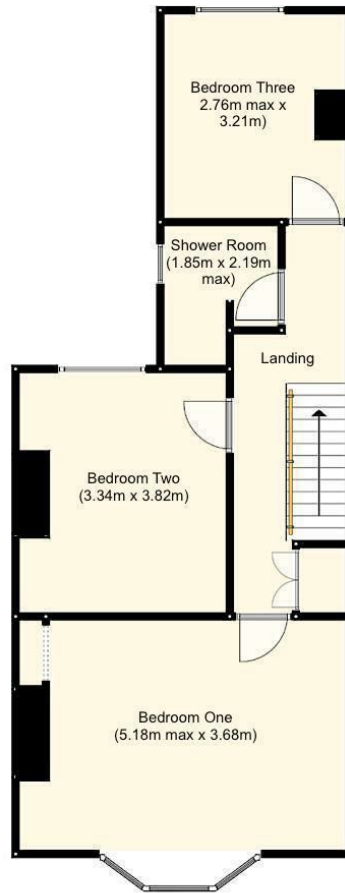
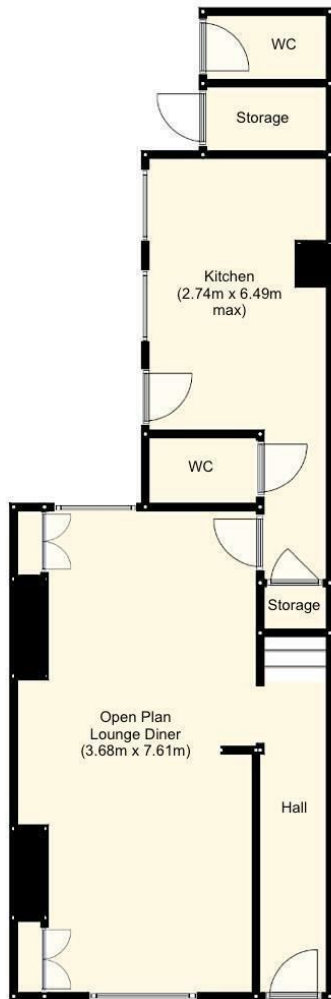
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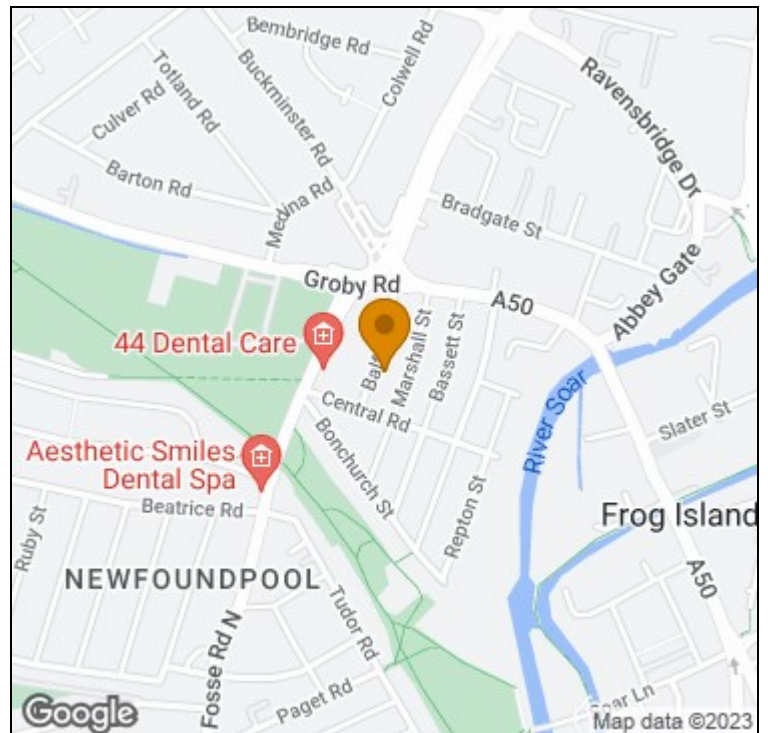
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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