ABODE
SALES & LETTINGS

Lansdowne Road, Branston, DEI4 3EW

Asking Price £230,000

https://www.abodemidlands.co.uk

A rare opportunity to obtain a three bedroom semi detached property having great scope for improvement, situated within a desirable location having good access to a range of local amenities and transport links. The property benefits from having two reception rooms, large laid to lawn garden, driveway providing parking facility, three well proportioned bedrooms and a detached garage. Viewing is highly recommended strictly via appointment only.

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Accommodation Overview

Entering through the front door, the hallway features original Minton-tiled flooring, stairs leading to the first floor, an under-stairs storage cupboard, and access to two reception rooms and the kitchen.

The living room boasts a bay-fronted window, central heating radiator, and a gas fire point. The sitting room includes a gas fire point, central heating radiator, and double doors opening into the conservatory.

The kitchen is equipped with a selection of base and wall units, with spaces available for a cooker, washing machine, and fridge-freezer. It also contains a wall-mounted gas combination boiler, a window to the side elevation, a central heating radiator, and a door leading to the conservatory.

The conservatory offers views of the rear garden through windows on the rear elevation, with a door providing access to a cloakroom/WC and further doors leading out into the garden.

Upstairs, the landing provides access to a loft hatch and doors leading to three bedrooms, a storage cupboard, and the bathroom. The bathroom features a three-piece suite, a central heating radiator, and a window to the side elevation.

The master bedroom has a central heating radiator and a window overlooking the front elevation. The second bedroom includes a central heating radiator and a window to the rear, while the third bedroom also benefits from a central heating radiator and a window to the rear.

External Description:

To the front, the property offers a block-paved

driveway providing parking, which leads to a detached garage. Adjacent to this is a gravelled driveway, offering additional parking space.

The rear garden is predominantly laid to lawn, enclosed by timber fencing and mature hedgerow, with a pathway extending to the bottom of the garden. There is also a patio area directly behind the property, offering a space for outdoor seating.

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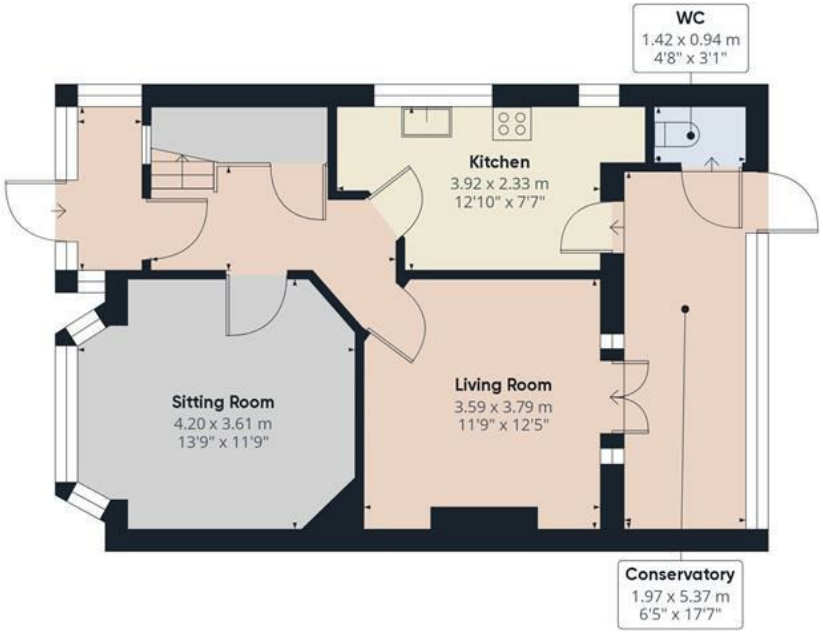

Floor 0

Floor 1

Approximate total area(1)

99.41 m²

1070.04 ft²

Reduced headroom

1.46 m²

15.72 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		

England & Wales

EU Directive 2002/91/EC

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