



Oliver Rayns
ESTATE AGENTS



**Silbury Road Beaumont Leys, 8 Silbury Road, Beaumont
Leys, Leicester, LE4 0GW**

Asking Price: £235,000

To be advised

Silbury Road Beaumont Leys, 8 Silbury Road, Beaumont Leys, Leicester, LE4 0GW

Situated in the well established residential area of Beaumont Leys, this three bedroom semi detached property on Silbury Road offers an exciting blank canvas for buyers seeking a home they can truly make their own. Requiring full modernisation throughout, the house presents a fantastic opportunity for first time buyers, investors, or anyone looking for a project with long term value.

The layout is traditional and well-proportioned, with two spacious reception rooms on the ground floor that benefit from plenty of natural light thanks to large bay windows. The rear room overlooks the garden and could easily be opened up into the kitchen to create a modern open plan living space STPP. The kitchen itself is separate but its footprint offers the scope to be redesigned entirely or extended to the rear for those wanting a more contemporary layout.

Upstairs, there are two good sized double bedrooms and a third single, offering flexible accommodation for families or home working.

The bathroom has seen some upgrades, with a walk-in shower already installed, but still leaves room for further improvement.

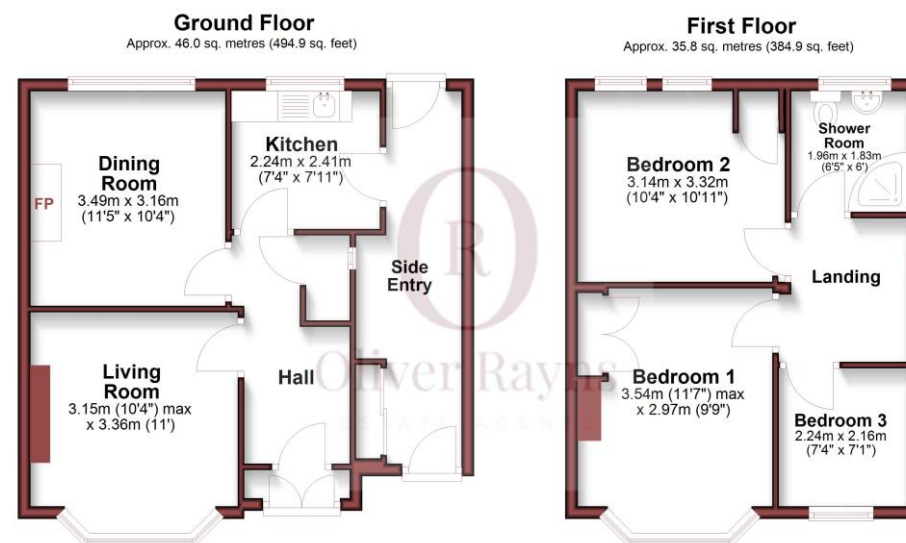
The house sits on a generous plot, with a long rear garden bordered by mature hedging that offers a high degree of privacy. There's plenty of room here to extend the property to the rear or even add a garden studio or home office, depending on needs.

The front garden also has potential for conversion into a driveway, subject to local approval.

This semi detached property is an ideal first or investment home. It is within easy reach of the local Home Farm Dental Practice and Health Centre, primary and secondary schools, as well as Home Farm Park. Leicester's city centre provides a wider choice of shopping outlets, boutiques and cafes, as well as a broad selection of restaurants and shopping opportunities.

Leicester's mainline rail station has regular services to London St Pancras, which takes around an hour, while nearby is Leicester Royal Infirmary, an excellent choice of private and state schools, plus Leicester and De Montfort universities.

- To be advised
- No Onward Chain
- Investment Opportunity
- Three Good Sized Bedrooms
- Modernisation Required
- Potential To Extend STPP
- Two Large Reception Rooms



Total area: approx. 81.7 sq. metres (879.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Oliver Rayns - Oliver Rayns

106 Queens Road
Clarendon Park
Leicester
LE2 3FL

T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.
Registered in England No. 10608412. VAT No. 363319009.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.