



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

Asking Price: £235,000

To be advised

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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.

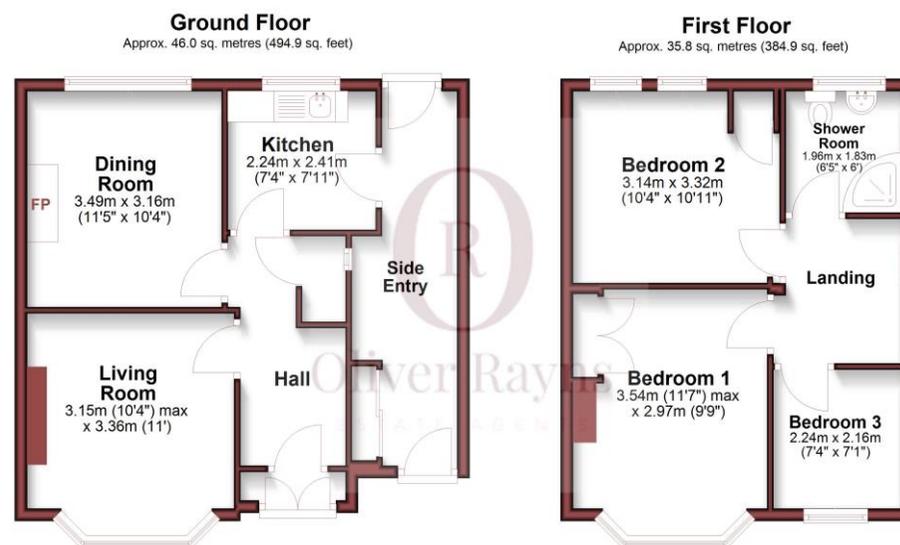
The house sits on a generous plot, with a long rear garden bordered by mature hedging that offers a high degree of privacy. There's plenty of room here to extend the property to the rear or even add a garden studio or home office, depending on needs.

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 | | |

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Disclaimer

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