



## Lower Church Street, Syston

Leicester, Leicestershire, LE7 1GX

Chain Free £180,000



Offered to the market with no upward chain, walk in and be surprised by this neutrally decorated two bedroom semi detached cottage situated within the popular conservation area of Syston, within walking distance to an array of amenities available in the Town Centre. Enjoying church views to the front, the gas centrally heated and re-carpeted layout includes a reception room with beamed ceilings, kitchen with a door leading to an enclosed courtyard, first floor landing with velux window, two bedrooms and a bathroom. Outside there is parking to the front with access to a carport. An ideal first purchase or buy to let investment, an internal viewing is essential.

### Accommodation

Front entrance door opens into the:

#### Lounge

**12'0" x 14'3" (3.68m x 4.36m)**

Positioned around a feature fireplace with exposed brick, the characterful and neutrally decorated reception room offers beamed ceilings. With upgraded carpet flooring, consumer unit, TV point, central heating radiator and a staircase rising to the first floor. A door leads to the:

#### Kitchen

**8'3" x 6'8" (2.52m x 2.05m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in 'CDA' oven, four ring hob with extractor hood above and space for two appliances. With a side access door to a fully enclosed courtyard.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a velux window.

#### Bedroom One

**9'10" x 14'9" (3.01m x 4.50m)**

A neutrally decorated double room offering views of the church through a double glazed window. With upgraded carpet flooring and a central heating radiator.

#### Bedroom Two

**9'3" x 11'5" (2.83m x 3.50m)**

Offering a window to the front elevation, upgraded carpet flooring, central heating radiator and a hatch to the loft space.

#### Bathroom

**8'4" x 7'3" (2.55m x 2.22m)**

Fitted with a three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and wc, with a central heating radiator, window to the side elevation and a built in cupboard housing the central heating boiler.

#### Outside

Situated within the conservation area of Syston with church views to the front, the plot offers parking to the front with access to the carport. There is also a fully enclosed low maintenance courtyard. Please Note: A neighbour has right of access through the carport to access their garden.

### Tenure & Council Information

We understand the property to be freehold with vacant

possession upon completion. Charnwood - 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.

### Making an Offer

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

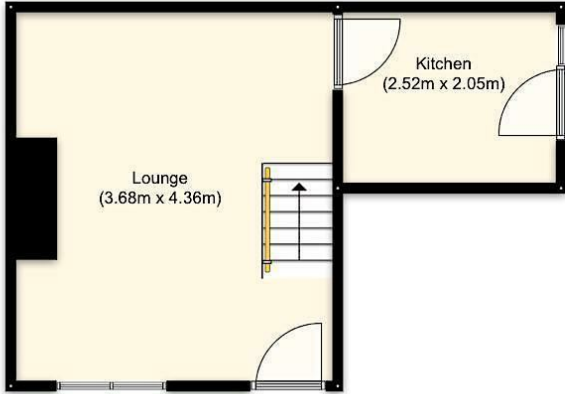
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### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			85
(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			
England & Wales		EU Directive 2002/91/EC	



t: 01163440110 e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)