



**Festival Avenue, Thurmaston**  
Leicester, Leicestershire, LE4 8JA



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Chain Free £275,000**

Offered to the market with no upward chain, this two bedroom semi detached bungalow offers superb potential for improvement perfect for someone looking to downsize and occupies a convenient position being within close proximity to local amenities. This gas centrally heated bungalow includes an entrance porch and hall, lounge, kitchen open with the conservatory, two bedrooms and a wet room. Outside there is a driveway to the front providing off street parking with a mainly laid to lawn garden and garage at the rear. An internal inspection is essential to fully appreciate the size and potential of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>83</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Accommodation

A door to the side opens outwards to provide access into the:

### Entrance Porch

With a door leading to the:

### Entrance Hall

The I-shaped entrance hall offers doors to the majority of the accommodation.

### Lounge

**14'3" max x 10'6" (4.36m max x 3.21m)**

Offering a window to the front elevation, central heating radiator, two wall lights, dado rails and a ceiling fan.

### Kitchen

**7'4" x 9'3" (2.24m x 2.84m)**

Fitted with a range of wall mounted and base units with roll edge work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob with extraction hood above, inset sink and drainer with mixer tap, space for an appliance, wall mounted Ideal boiler and a built in dishwasher. With a window to the side elevation, heated towel rail and open access through to the:

### Conservatory Extension

**8'1" x 18'2" (2.47m x 5.56m)**

Providing additional living space, ideal for formal dining or further sitting areas, with dual aspect glazing, central heating radiator and a side access door.

### Bedroom One

**12'5" x 10'4" max (3.8m x 3.17m max)**

A double room offering built in wardrobes, wood flooring, central heating radiator and ceiling fan.

### Bedroom Two

**7'4" x 9'5" (2.25m x 2.88m)**

With a window to the front elevation, wood flooring and a central heating radiator.

### Wet Room

**5'8" x 6'2" (1.75m x 1.88m)**

Comprising a shower, wash hand basin and wc, with a window to the side elevation.

### Outside

The plot offers parking to the front. Gated access leads to a garage, with enclosed paved area. To the rear is a low maintenance garden consisting of gravelled, paved and tarmac areas.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

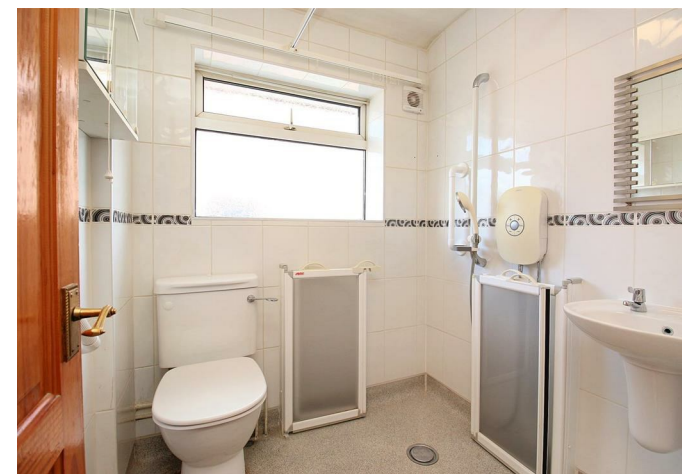
### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning 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. They 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.

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.



### 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). 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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

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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.



