



## Tentercroft Avenue, Syston

Leicester, Leicestershire, LE7 2EY

Chain Free £219,950



Available with no upward chain, Newton Fallowell are excited to welcome to the market this extended two double bedroomed semi detached bungalow in need of complete modernisation but boasting amazing potential. Ideal for someone looking to downsize from a larger family home, the gas centrally heated layout includes an entrance hall, two reception rooms, kitchen, two double bedrooms and a bathroom. The plot offers a tarmac frontage with a mainly laid to lawn garden. An early viewing is strongly recommended.

#### Accommodation

A door to the side opens into the:

#### Entrance Hall

With carpet flooring and a central heating radiator.

#### Dining Room

**9'11" x 12'0" (3.03m x 3.67m)**

Perfect for formal dining, there is a window to the side elevation, central heating radiator, carpet flooring and a fitted bench. Sliding doors lead to the:

#### Extended Lounge

**22'2" x 11'5" (6.78m x 3.49m)**

Featuring a gas fireplace, two central heating radiators, carpet flooring, wall lights and sliding patio doors to the garden.

#### Kitchen

**8'7" x 9'6" (2.62m x 2.92m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces, inset sink and drainer and space for appliances. There is also a central heating radiator, rear elevation window and a rear access door to the garden.

#### Bedroom One

**13'6" into bay x 12'11" (4.14m into bay x 3.95m)**

A double room offering a walk in bay window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Two

**11'6" x 10'5" (3.51m x 3.20m)**

A second double room offering a window to the front elevation, carpet flooring, central heating radiator, picture rails and an upgraded central heating boiler.

#### Bathroom

**5'9" not into wc x 5'2" (1.77m not into wc x 1.59m)**

Offering a bath with shower attachment and a pedestal wash hand basin with tiled splashbacks. There is also a window to the side elevation, central heating radiator, carpet flooring and a door leading to a separate WC.

#### Outside

The plot offers a tarmac frontage, with a pathway to the side leading to the rear where a mainly laid to lawn garden can be found not overlooked from beyond. Featuring a brick outbuildings, sheds, apple trees and fencing to boundaries.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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 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

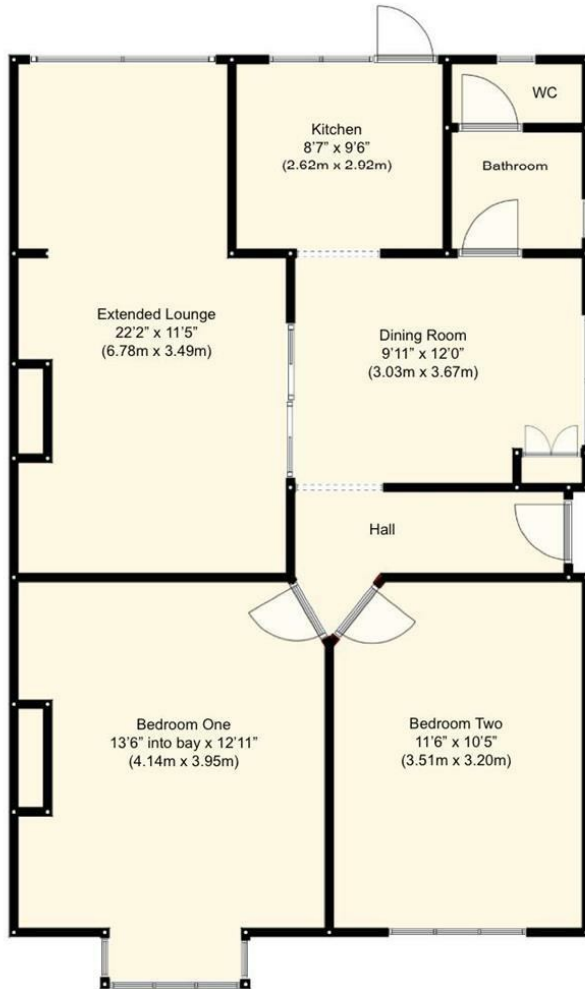
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#### Referrals

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 Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. 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 mortgage adviser 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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