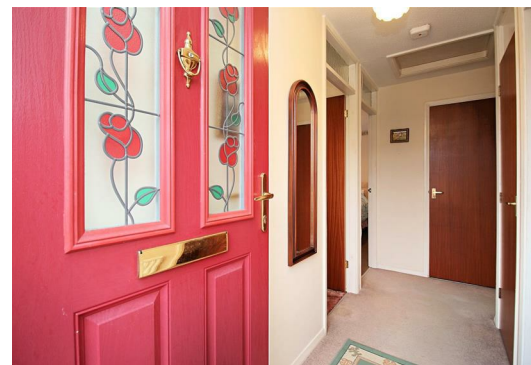




Halford Street, Syston

Leicester, Leicestershire, LE7 1PH

Chain Free £234,950



Occupying a cul-de-sac position just off Broad Street, this two bedroom semi detached bungalow offers open views of playing fields at the rear and with some cosmetic improvements would make for a wonderful single storey home. The gas centrally heated accommodation includes an entrance hall with a useful storage cupboard, lounge, kitchen, two well proportioned bedrooms and a bathroom, with the larger than normal plot allowing space for off street parking and lawned gardens at both the front and rear. Available with no chain.

Accommodation

Entrance through the glazed front entrance door to the:

Entrance Hall

Presented with carpet flooring, there is a central heating radiator, loft hatch, cupboard and a larger than average cupboard measuring 0.81m x 2.64m with light. Doors give access to the majority of the accommodation.

Lounge

14'10" x 11'8" (4.53m x 3.57m)

Presented with carpet flooring, the reception room offers doors to the garden. With a central heating radiator, gas fire, wall lights and access to the:

Kitchen

9'1" x 7'6" (2.77m x 2.31m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces and tiled splashbacks. Features include an inset sink and drainer unit, space for washing machine, space for cooker and fridge freezer. With a central heating radiator and a rear access door to the garden.

Bedroom One

9'1" not into robes x 11'9" (2.78m not into robes x 3.59m)

A double room with a bay window to the front elevation, with built in wardrobes, carpet flooring and a central heating radiator.

Bedroom Two

9'1" x 7'7" (2.78m x 2.33m)

Flexible in use, the second bedroom could also make a fantastic dining room or guest bedroom, having a window to the front elevation, carpet flooring and central heating radiator.

Bathroom

6'4" x 7'7" (1.94m x 2.32m)

Fitted with a three piece suite comprising a wc, wash hand basin and bath, with a central heating radiator and a window to the side elevation.

Outside

The property can be found in the desirable Town of Syston just off the Victorian tree line of Broad Street. Situated within a peaceful cul de sac location with a lawned front garden and driveway providing off street parking and giving access to the garage. Gated access then leads to the mainly laid to lawn garden not overlooked from beyond with timber fencing and brick walls to perimeter and the aforementioned open views of the surrounding playing fields. There is also a door to the garage to the side.

Tenure & Council Tax

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

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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.

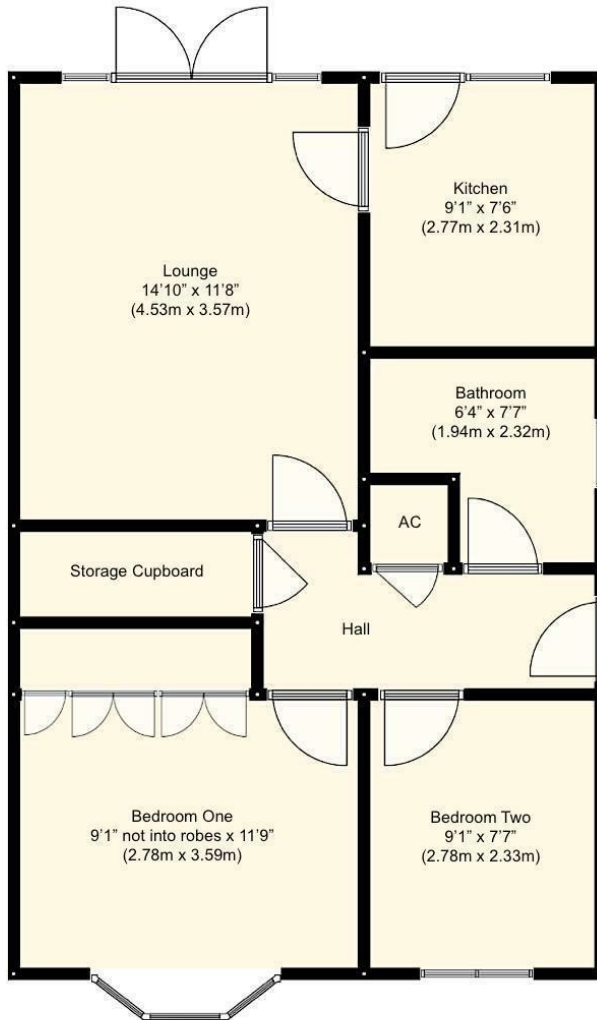
Referrals

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.

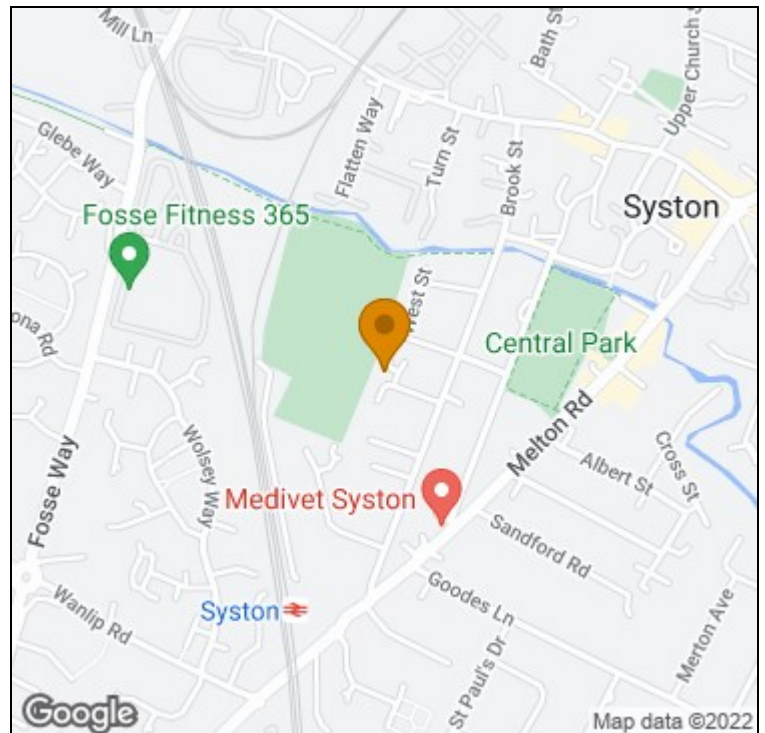
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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