



Millers Close, Syston

Leicester, Leicestershire, LE7 2JD

£209,950



An ideal first purchase or buy to let investment, this two bedroom end terrace house boasting an allocated parking space and enjoying a tucked away set back corner position overlooking the green. The gas centrally heated accommodation includes an entrance porch, lounge, full width kitchen diner, landing, two bedrooms and bathroom, with front and rear lawned gardens. An immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With wood flooring and a door leading to the:

Lounge

8'5" x 14'0" (2.58m x 4.28m)

Positioned around a feature gas fireplace, the reception room offers a window to the front elevation. With carpet flooring, central heating radiator and a staircase rising to the first floor. A door leads to the:

Kitchen Diner

8'5" x 14'0" (2.58m x 4.28m)

The full width kitchen diner is 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, 'Zanussi' oven, four ring gas hob with hood above, space for washing machine and fridge freezer. Affording space for a table and chairs, there is tiled flooring, rear elevation window and patio doors to the rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space which houses the central heating boiler.

Bedroom One

11'0" x 14'0" (3.37m x 4.27m)

A double room offering a window to the front elevation, with carpet flooring, TV point and a central heating radiator.

Bedroom Two

11'7" x 7'10" (3.55m x 2.41m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

6'2" x 5'10" (1.89m x 1.79m)

Fitted with a three piece suite comprising a bath with shower, wash hand basin and wc, with complementary tiling. There is also a central heating radiator and a window to the rear elevation.

Outside

The property occupies a set back position overlooking the green, with an allocated parking space nearby. The frontage is mainly lawned with a paved pathway to the entrance door, with gated access from the rear leading to a further lawned garden with timber fencing to the sides. There is also a useful storage lean-to to the side.

Tenure & Council Tax

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

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

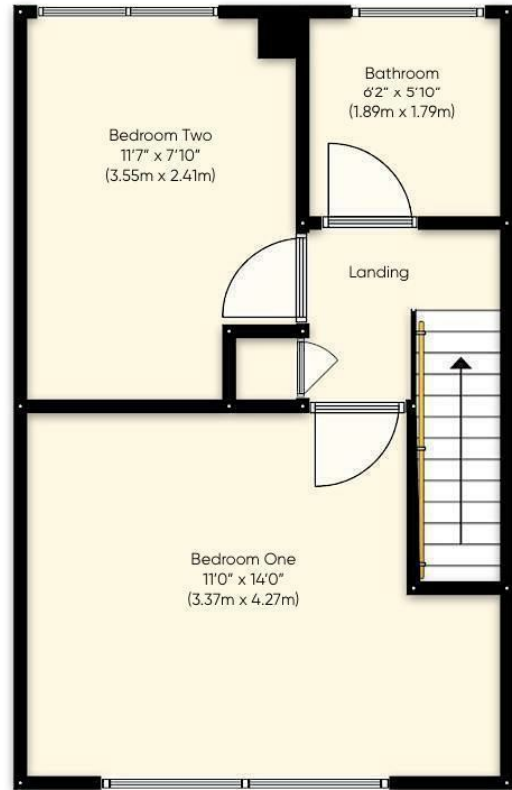
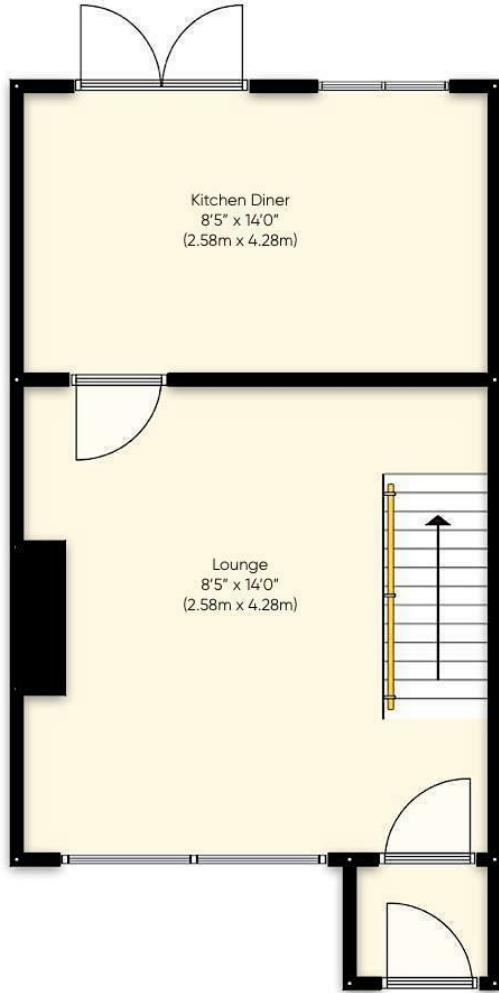
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee 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		68	
(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			85
(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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