Edgbaston Close, Thurcaston Park

Leicester, Leicestershire, LE4 2HS

£195,000

NEWTON FALLOWELL

Newton Fallowell are excited to welcome to the market this two double bedroomed mid terrace house, benefiting from off-road parking and a particularly private rear garden not overlooked from beyond. The property is ideally located to benefit from excellent commuter links to Loughborough, Leicester and the motorway networks as well as being within close proximity to Beaumont Leys Shopping. The accommodation includes an entrance hall, kitchen, lounge diner, first floor landing, two double bedrooms and a bathroom. Viewing is essential to appreciate the size, style and location of this property.

Accommodation
Front entrance door opens into the:

Entrance Hall
Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and doors to all of the downstairs accommodation.

Kitchen
9'8" x 7'6" max (2.95m x 2.29m max)
Fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, 'Hisense' hob with extraction hood above, space for washing machine and fridge freezer and a wall mounted Potterton boiler. With a window to the front elevation and tiled flooring.

Lounge
14'2" x 11'9" (4.34m x 3.59m)
Presented with wood effect flooring, the reception room offers a central heating radiator, coving 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.

Bedroom One
8'10" x 11'8" into robes (2.69m x 3.56m into robes)
A double room offering a window to the rear elevation, built in wardrobes, carpet flooring and a central heating radiator.

Bedroom Two
9'10" into doorway x 9'5" not into robes (3.01m into doorway x 2.89m not into robes)
Another double bedroom offering a window to the front elevation, central heating radiator, built in wardrobes, built in storage cupboard over the stairs and carpet flooring.

Bathroom
6'3" x 5'6" (1.92m x 1.68m)
Fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage beneath and wc, with tiled flooring and a central heating radiator.

Outside
The plot offers two allocated parking spaces. To the rear is a particularly private garden not overlooked from beyond and featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With steps rising to the lawn area, variety of shrubs and majority fenced boundaries.

Tenure & Council Tax
We understand the property to be freehold with vacant possession upon completion. Leicester City 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.

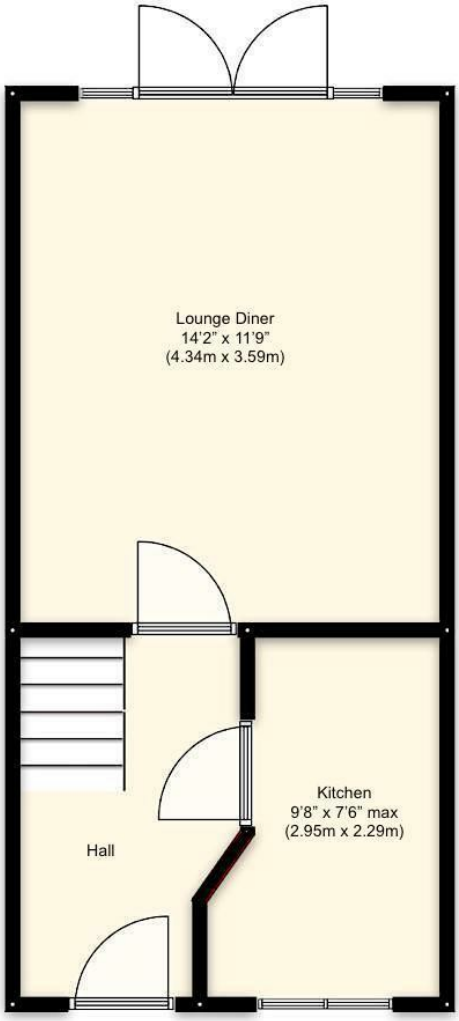
Agents Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements 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 firms 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.

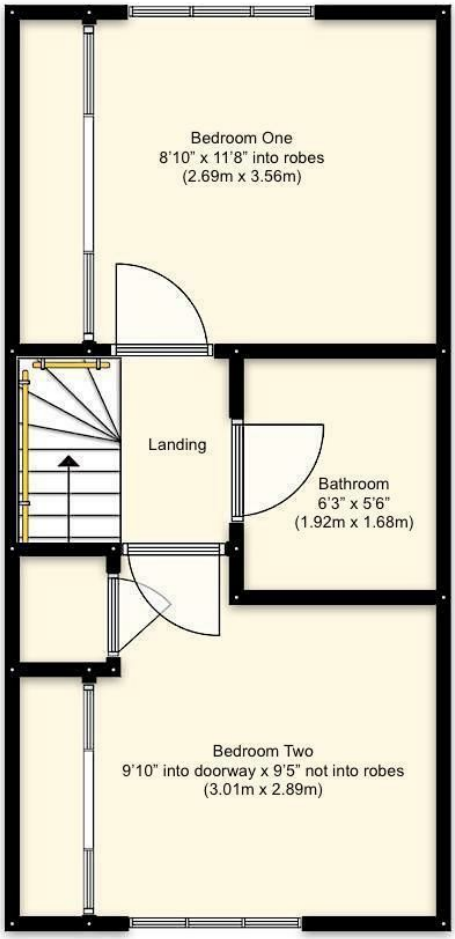
Referrals
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you 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

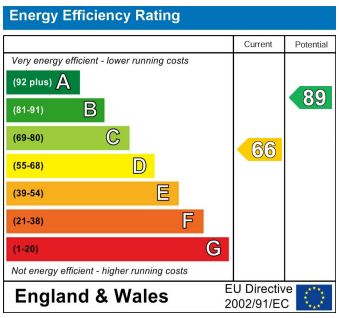
you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

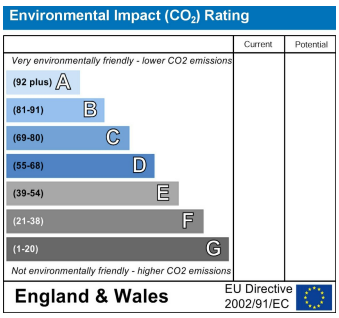
Free Property Valuations

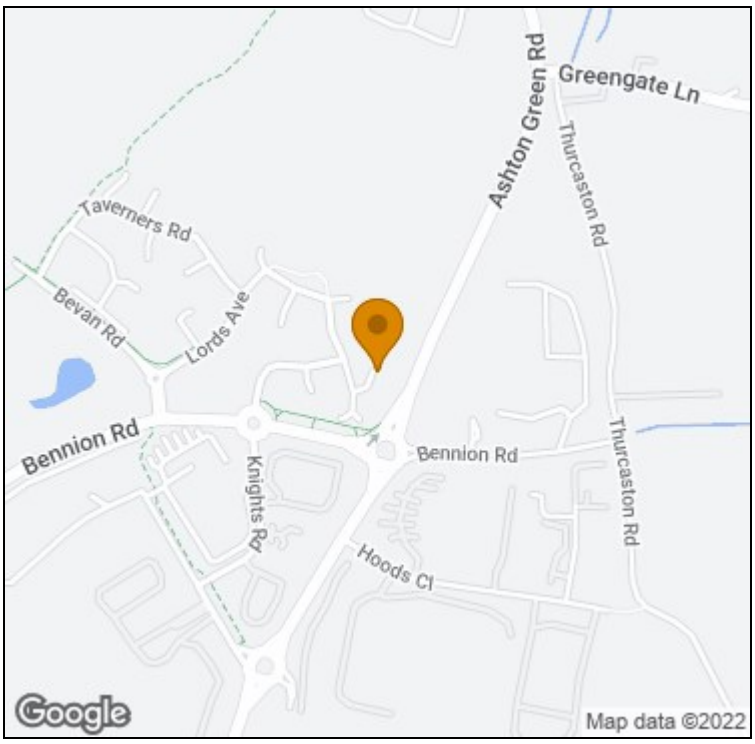
If you have a house to sell then we would love to provide you with a free no obligation valuation.











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