



**Trent Avenue,**  
Leicester, LE4 2HR

Offers In Excess Of £190,000



Newton Fallowell are excited to welcome to the market this two double bed roomed semi detached house occupying a larger than normal corner plot benefiting from off-road parking. 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 gas centrally heated accommodation includes an entrance hall, kitchen, reception room, first floor landing, two double bedrooms and a bathroom. Outside there are lawned gardens to the front and rear. Available with no upward chain, 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 neutrally decorated entrance hall offers a central heating radiator, staircase rising to the first floor and doors to all of the downstairs accommodation.

#### Kitchen

##### **9'9" x 7'6" (2.98m x 2.30m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a replaced 'Zanussi' fan oven, 'Hotpoint' four ring gas hob with fitted 'Zanussi' extractor hood above, inset sink and drainer, concealed central heating boiler and space for a fridge freezer and washing machine. With a window to the front elevation.

#### Reception Room

##### **14'2" x 11'8" (4.33m x 3.58m)**

Presented with carpet flooring and neutral decor, the reception room offers sliding doors to the rear garden. With an electric fireplace, central heating radiator and TV point.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the insulated loft space.

#### Bedroom One

##### **8'10" x 11'8" (2.70m x 3.58m)**

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

#### Bedroom Two

##### **9'11" max x 11'10" (3.03m max x 3.61m)**

Another full width bedroom offering a window to the front elevation, carpet flooring, central heating radiator and a built in storage cupboard.

#### Bathroom

##### **6'3" x 5'6" (1.92m x 1.68m)**

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with tiled surrounds. There is also a central heating radiator and a window to the side elevation.

#### Outside

Occupying a larger than normal corner plot, there is a lawned front garden with a driveway providing off road parking for upto 2/3 vehicles. Gated access leads to a walled and fenced garden with a patio area adjacent to the accommodation ideal for outdoor sitting.

#### 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 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.

#### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

#### Agents Note

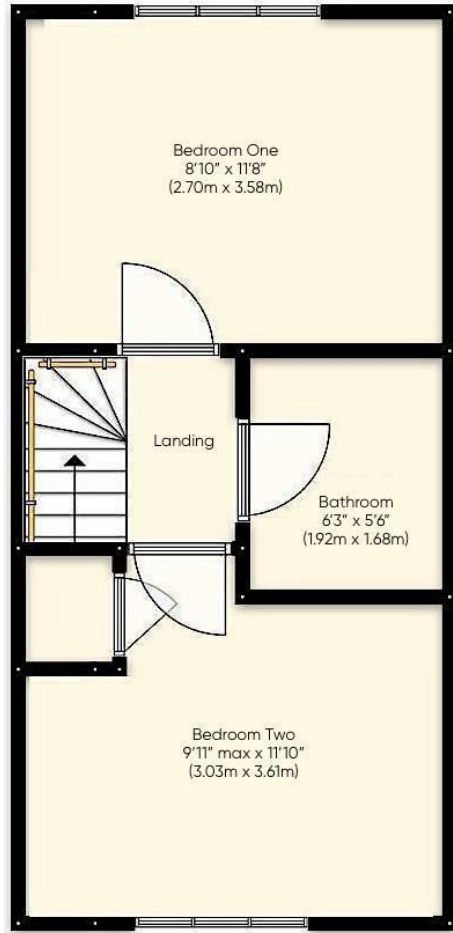
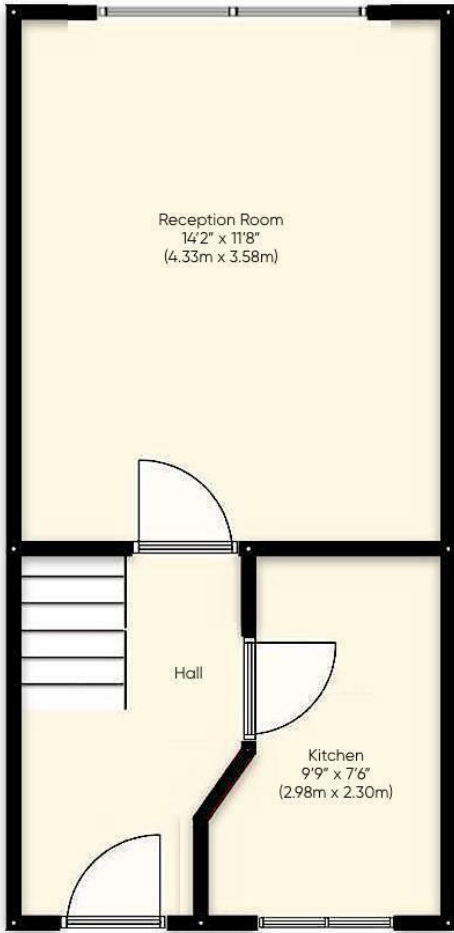
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#### Referrals

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 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.

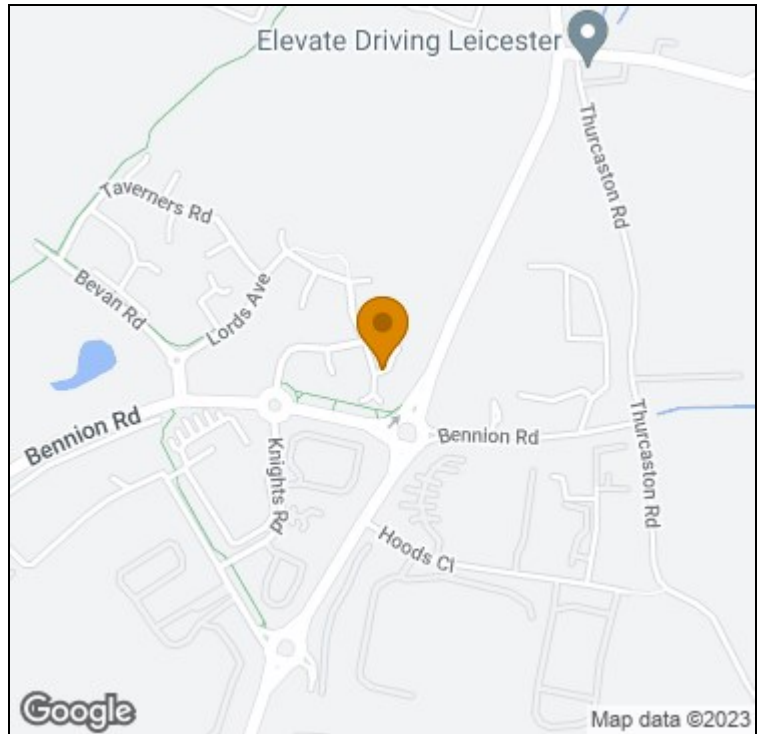
## Free Property Valuations

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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