



**Upper Church Street, System**  
Leicester, Leicestershire, LE7 1HS

**NEWTON**FALLOWELL 

Upper Church Street, Syston  
 Leicester, Leicestershire, LE7 1HS  
**£90,000**

An ideal option for those looking to downsize, walk in and be surprised by this one double bed roomed mobile park home occupying a position on Orchard Park, located within close proximity to Syston Town Centre. The renovated interior offers an entrance hall, light and airy living kitchen diner, double bedroom with built in robes and modern shower room. Outside there is car standing to the front with an enclosed low maintenance garden. Benefiting from double glazing and Calor gas central heating, an early viewing is strongly recommended.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(81-91) <b>A</b>
(69-80) <b>C</b>			(69-80) <b>B</b>
(55-68) <b>D</b>			(55-68) <b>C</b>
(39-54) <b>E</b>			(39-54) <b>D</b>
(21-38) <b>F</b>			(21-38) <b>E</b>
(1-20) <b>G</b>			(1-20) <b>F</b>
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



## Accommodation

Front entrance door opens outwards to provide access into the:

### Entrance Hall

Presented with wood effect flooring, the entrance hall provides the perfect place for your coats and shoes and gives access to all of the accommodation.

### Living Kitchen Diner

16'10" x 9'6" (5.13m x 2.90m)

Affording space for both sitting and dining, there kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in 'Lamona' oven with a four ring 'Lamona' hob and extractor hood above, integrated microwave, concealed baxi boiler, integrated fridge freezer, washing machine and dishwasher. With two radiators, coving and dual aspect glazing.

### Bedroom

7'10" x 9'6" (2.39m x 2.90m)

A double room enjoying the use of built in wardrobes, with a window to the side elevation, carpet flooring and a radiator.

### Shower Room

5'6" x 6'7" (1.68m x 2.01m)

Fitted with a three piece suite comprising a walk in shower, wash hand basin and wc set in vanit. Having a chrome heated towel rail and an obscure side elevation.

### Outside

Set within a private development, outside the park home offers a gated low maintenance garden with planted borders. There is also car standing to the front.

### To Find The Property

From our Syston office continue along Melton Road towards the town centre and take the first exit at the roundabout onto High Street. Turn right onto Upper Church Street. Orchard Park can be found opposite the library.

### Services, Tenure And Council Tax

The property offers Calor gas central heating. The property is leasehold with vacant possession upon completion. Charnwood Borough 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 Ashley Mellors, 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 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.

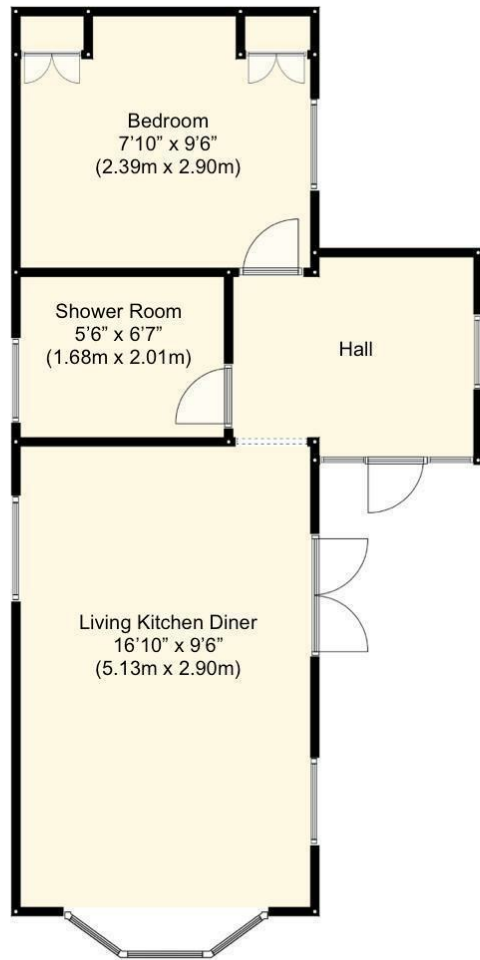
### Referrals

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.

### 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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