



Southfield Avenue, Syston

Leicester, LE7 2LL

£209,950



An ideal first purchase or buy to let investment, this two bedroom terrace house is located within walking distance to Merton Primary School and enjoys a pleasant position overlooking the green. The much improved accommodation includes an entrance porch, lounge, full width modernised kitchen diner with built in appliances, first floor landing, two bedrooms and a contemporary shower room, with low maintenance gardens found to both the front and rear as well as allocated parking and garage to the side. An immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a fitted cupboard and an internal door to the:

Lounge

13'10" x 13'10" (4.23m x 4.23m)

Presented with wood flooring, the living space is centred around a feature gas fireplace and offers a front elevation window, staircase rising to the first floor, central heating radiator and a glazed door leading to the:

Kitchen Diner

9'1" x 13'9" (2.78m x 4.21m)

A particular selling feature of the accommodation is the modernised full width kitchen diner re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, matching splashbacks and unit lighting. Features include a built in 'Lamona' oven, 'Lamona' hob, sink and drainer with mixer tap, integrate washing machine and fridge freezer. Enjoying the use of underfloor heating, there is spotlighting, tiled flooring, rear elevation window and a sliding door leading to the rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with wood effect flooring, built in cupboard and a hatch to the loft space with boarding and a ladder.

Bedroom One

10'11" x 11'6" (3.33m x 3.53m)

A double room offering a window to the front elevation, with wood effect flooring, central heating radiator and an open storage area housing the central heating boiler.

Bedroom Two

9'7" not into robes x 7'8" (2.93m not into robes x 2.34m)

With a window to the rear elevation, built in wardrobes, wood effect flooring and a central heating radiator.

Shower Room

6'2" x 5'9" (1.90m x 1.76m)

Fitted with a modern three piece suite comprising a walk in shower, wash hand basin with storage beneath and to the side and a wc, with complementary tiled surrounds. There is also a heated towel rail and a window to the rear elevation.

Outside

The property occupies a pleasant position overlooking the green, with allocated parking and a garage found to the side. The frontage is arranged for low maintenance with a paved pathway to the entrance door, with gated access from the

rear leading to a further low maintenance garden which is fully enclosed with timber fencing, useful sheds for storage and planted areas.

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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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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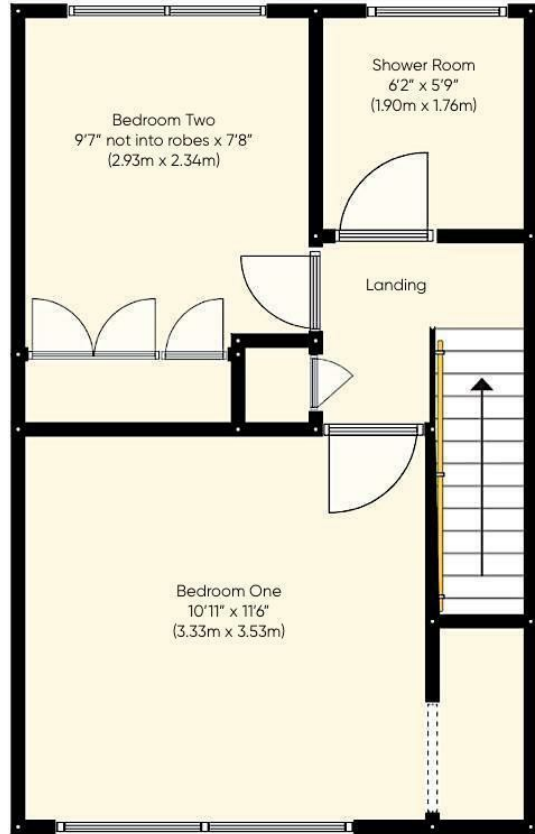
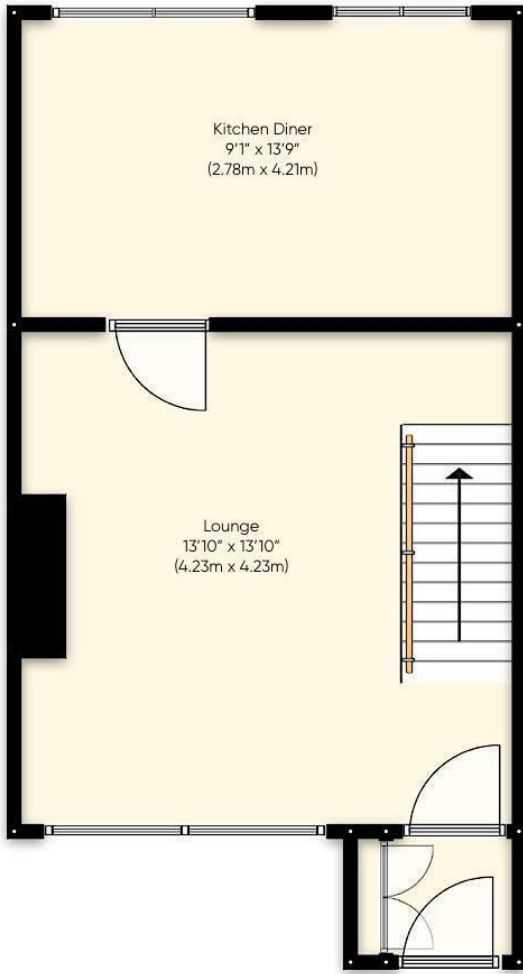
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receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

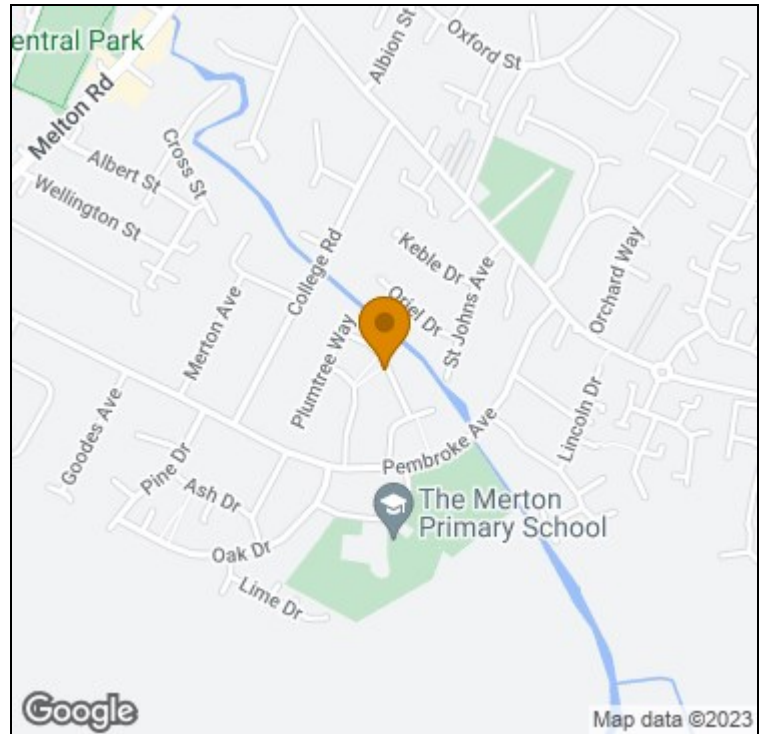
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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