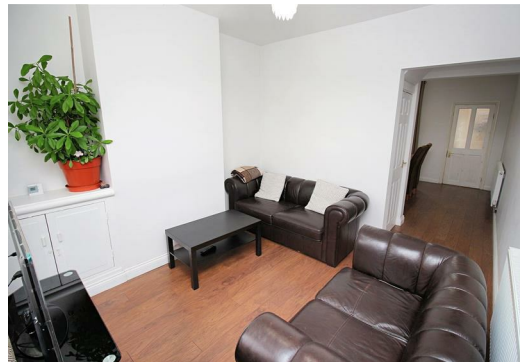




Burfield Street, Belgrave

Leicester, Leicestershire, LE4 6AN

£285,000



Newton Fallowell are excited to welcome to the market this three bedroom traditional mid terrace situated in the popular area of Belgrave. The gas centrally heated layout includes a lounge open through to the dining room, kitchen and bathroom. Upstairs are three bedrooms. There is also a low maintenance courtyard. Situated within walking distance to a range of local amenities available on Melton Road and ideal for access to Leicester City Centre, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Lounge

11'2" x 10'8" max (3.41m x 3.26m max)

Presented with neutral decor and offering a window to the front elevation, central heating radiator, wood effect flooring and a built in meter cupboard. Open access leads through to the:

Dining Room

11'2" not into under stairs area x 10'7" max (3.41m not into under stairs area x 3.25m max)

Perfect for formal dining occasions, the second reception room is presented with neutral decor and offers a central heating radiator, wood effect flooring and a window to the rear elevation. A concealed staircase rises to the first floor. A door leads to the:

Kitchen

12'5" x 5'4" (3.81m x 1.63m)

Fitted with a range of wall mounted and base units with complementary brick effect tiled splashbacks. Features include a built in oven with hob over, inset sink and drainer and space for appliances. With a window to the side elevation and a side access door to the courtyard.

Bathroom

6'1" x 6'0" (1.86m x 1.83m)

Fitted with a three piece suite comprising a bath with a shower, wash hand basin and wc, with a window to the side elevation and a central heating radiator.

First Floor Landing

Giving access to the bedrooms, with a hatch to the boarded loft space providing useful storage with a drop down ladder.

Bedroom One

11'3" x 12'2" max (3.43m x 3.73m max)

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

Bedroom Two

11'3" x 9'0" max (3.43m x 2.75m max)

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

Bedroom Three

8'11" x 5'5" (2.73m x 1.67m)

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

Outside

Shared gated access to the side leads to a low maintenance courtyard with brick wall boundaries and a shed.

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 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.

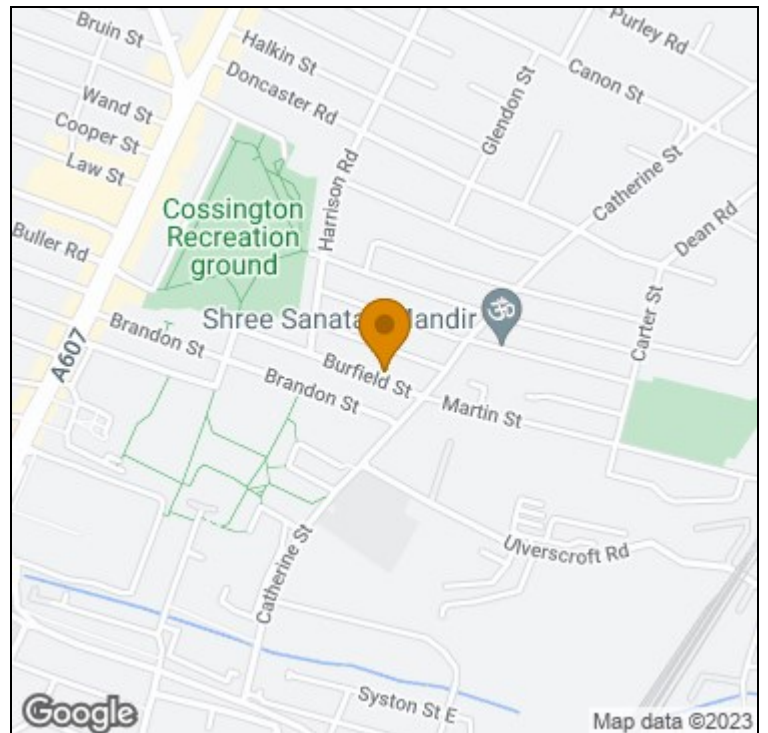
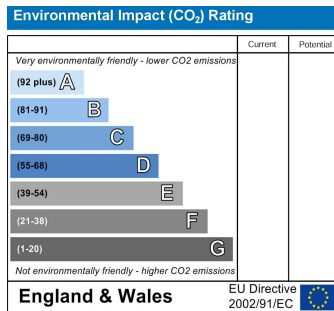
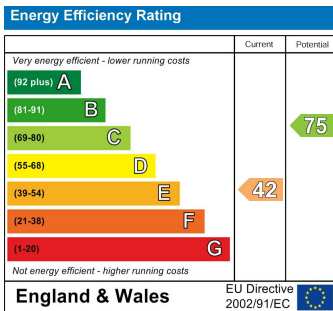
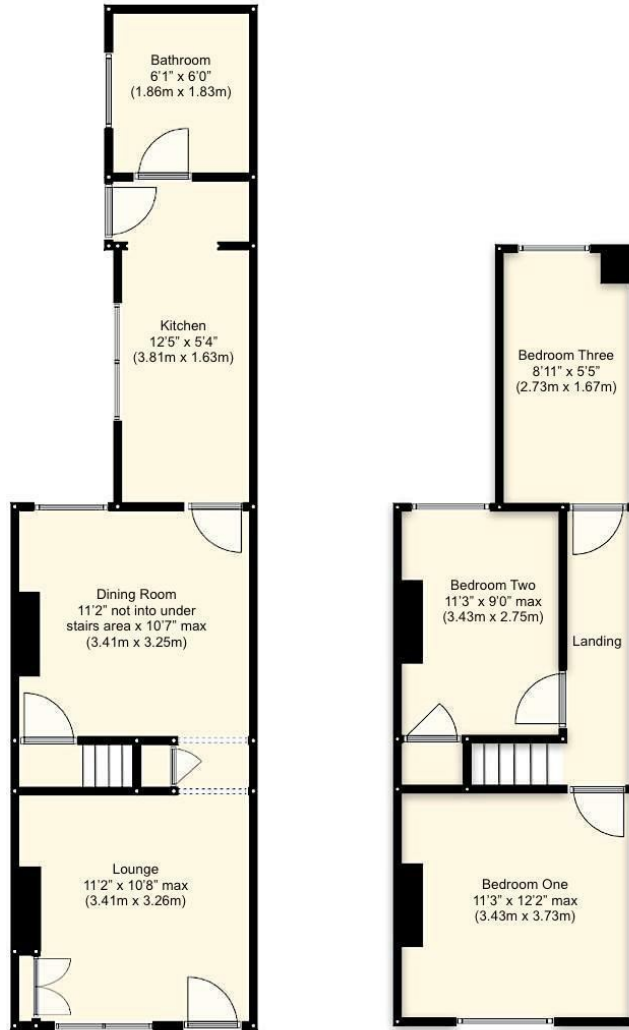
Referrals

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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