



## 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.

#### 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

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 (width x length), floorplans 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 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.

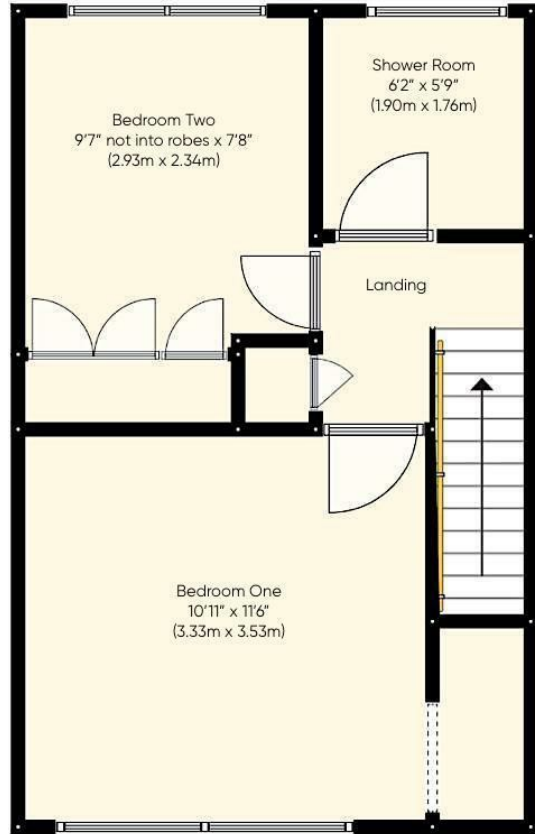
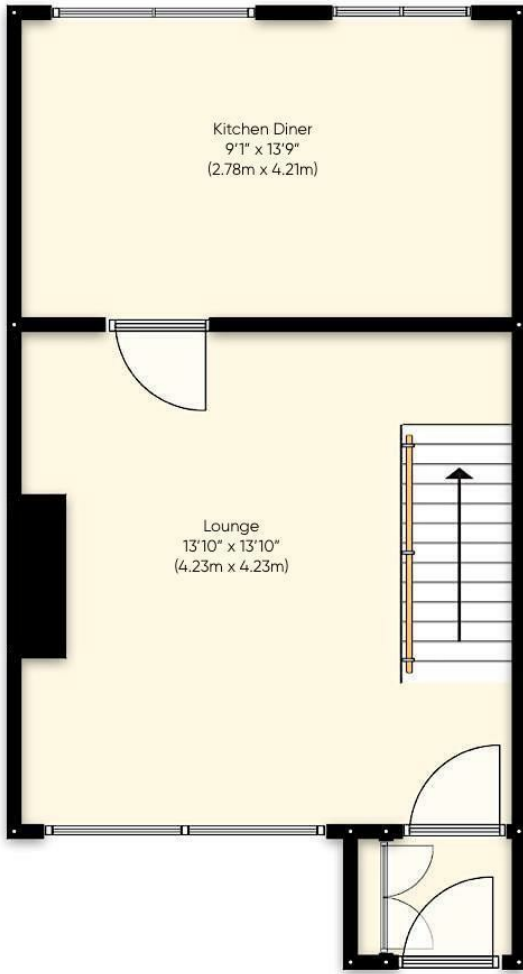
#### Referrals

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.

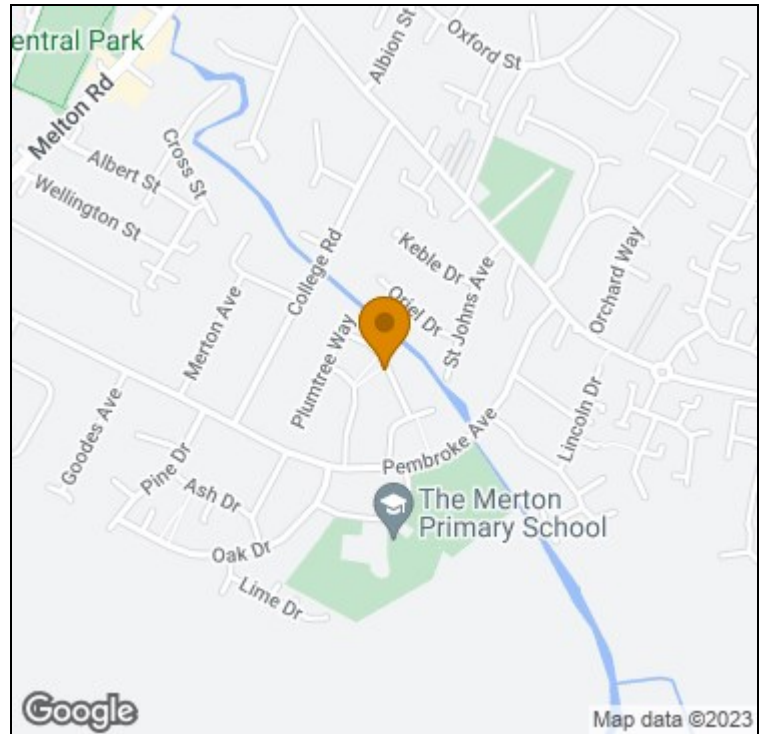
#### Free Property Valuations

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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