



Moorland Road, Syston

Leicester, Leicestershire, LE7 1YJ

£210,000



Situated on the popular Hobby Horse estate in Syston, this two bedroom semi detached property would make for a perfect first time purchase, investment or for someone looking to downsize from a larger family home. The gas centrally heated accommodation internally features an entrance hall, lounge diner with useful storage and kitchen, with stairs rising to the first floor landing which gives access to two bedrooms and a bathroom. Enjoying a cul de sac position, the plot features a lawned rear garden with allocated parking found in a nearby block. An immediate viewing comes strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator and doors giving access to all of the accommodation.

Lounge Diner

14'5" x 12'4" max (4.39m x 3.76m max)

Enjoying doors that open out into the garden, the reception room is presented with wood effect flooring and offers a useful storage cupboard, central heating radiator and TV point.

Kitchen

9'7" x 5'10" (2.92m x 1.78m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled surrounds. Features include a built in oven with a hob over and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, space for fridge freezer and plumbing for washing machine. With a window to the front elevation.

First Floor Landing

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

Bedroom One

9'8" x 12'4" (2.95m x 3.76m)

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

Bedroom Two

12'7" max x 5'9" (3.84m max x 1.75m)

With a window overlooking the front elevation, carpet flooring, coving and central heating radiator.

Bathroom

6'3" x 6'2" (1.91m x 1.88m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with a heated towel rail, spotlighting, shaver point and a window to the rear elevation.

Outside

The plot offers a gravelled front garden with a pathway to the front door. Gated access leads to a mainly laid to lawn garden not overlooked from beyond with a patio area and fencing to boundaries. There is also allocated parking in a nearby block.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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 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.

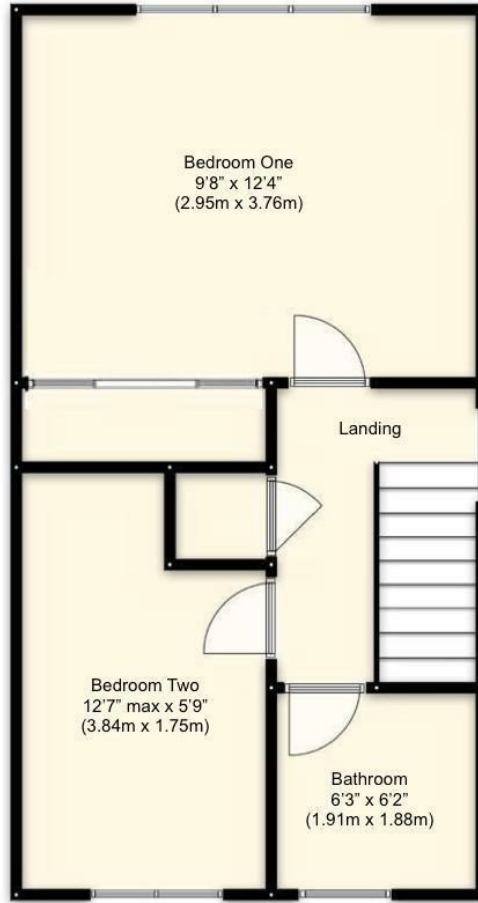
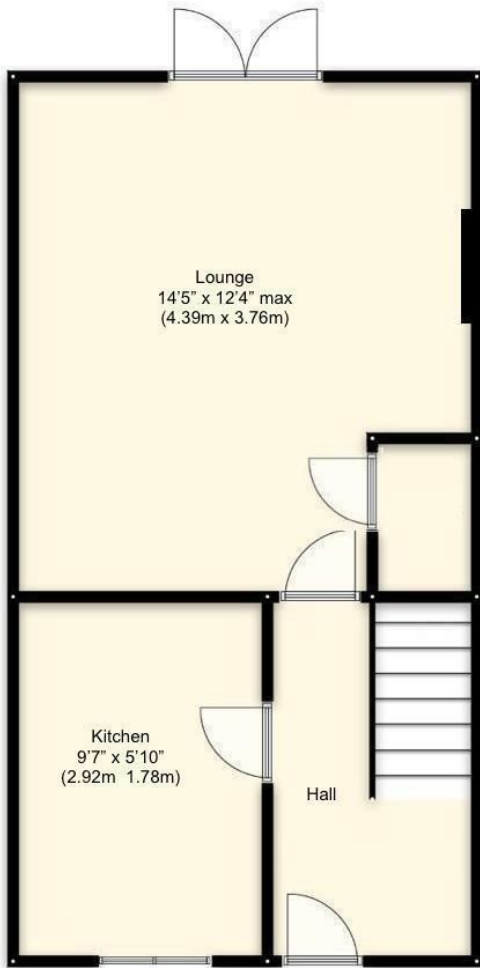
Referrals

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.

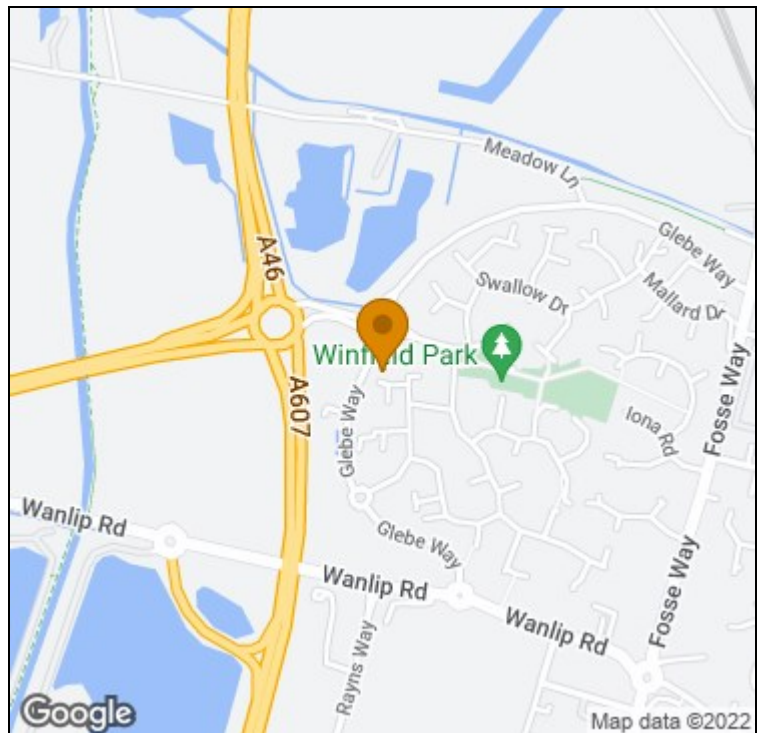
Free Property Valuations

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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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