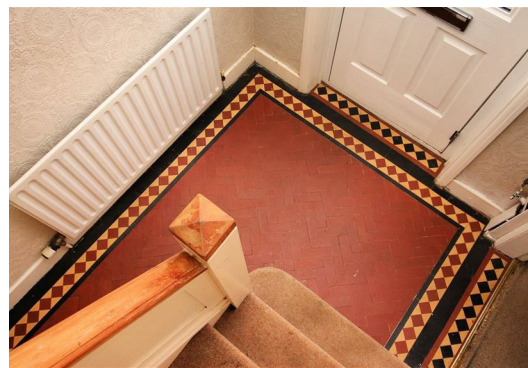




**Albert Street, Syston**  
Leicester, Leicestershire, LE7 2JA  
Offers In Excess Of £200,000



Occupying a central location being within walking distance to local amenities, fall in love with this traditional two double bed roomed semi detached bay fronted home offered to the open market for the first time since the 1960's and is available with no upward chain. The gas centrally heated layout includes an entrance hall with characterful tiled flooring, lounge with bay, dining room, kitchen and conservatory. Upstairs there are two double bedrooms and a bathroom. The plot offers a low maintenance frontage, with a garden to the rear. An internal inspection is essential to fully appreciate the size and potential of the accommodation on offer.

#### Accommodation

A door to the side opens into the:

#### Entrance Hall

Presented with characterful tiled flooring, the entrance hall offers a useful storage cupboard under the stairs housing the consumer unit and electric meter, central heating radiator, staircase to the first floor and doors to the reception rooms.

#### Lounge

##### **10'11" not into bay x 13'0" (3.34m not into bay x 3.97m)**

Enjoying light provided by a walk in bay window to the front elevation, the front reception room is positioned around a feature fireplace. There is also a central heating radiator.

#### Dining Room

##### **11'11" x 13'0" max (3.65m x 3.98m max)**

Perfect for formal dining occasions, the second reception room offers a window to the rear elevation and a central heating radiator. A sliding door leads to the:

#### Kitchen

##### **11'0" x 5'11" (3.37m x 1.82m)**

Fitted with a range of units with complementary roll edge work surfaces over. Features include an inset sink and drainer and space for appliances. With two side elevation windows, traditional quarry tiled flooring and a door leading to the:

#### Conservatory

##### **9'4" x 8'5" to door (2.85m x 2.59m to door)**

Providing additional downstairs living space, with dual aspect glazing, tiled flooring, light and power. Doors open out into the garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space.

#### Bedroom One

##### **10'11" x 13'0" max (3.35m x 3.97m max)**

A double room presented with characterful wood flooring, with a central heating radiator, dado rails and a window to the front elevation.

#### Bedroom Two

##### **11'11" x 12'11" max (3.65m x 3.96m max)**

A second double room enjoying views of the garden through a window, with carpet flooring, central heating radiator and a built in cupboard into the alcoves housing the central heating boiler.

#### Bathroom

##### **5'8" x 4'11" (1.74m x 1.51m)**

Fitted with a three piece suite comprising a bath with shower, wash hand basin and wc, with tiled surrounds. There is also a window to the side elevation.

#### Outside

The property is found within walking distance to local amenities, with a low maintenance frontage. Gated access leads to a rear garden offering a patio area adjacent to the accommodation ideal for outdoor sitting, with a variety of shrubs, lawned area, fencing and brick walls to boundaries, outside tap and a timber shed.

#### 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

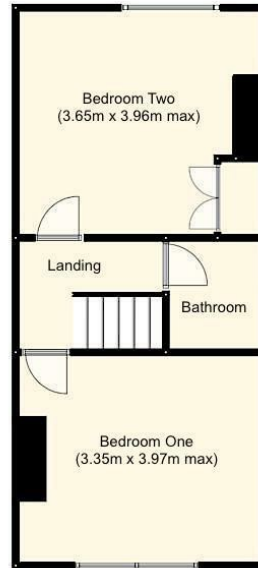
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## Referrals

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.

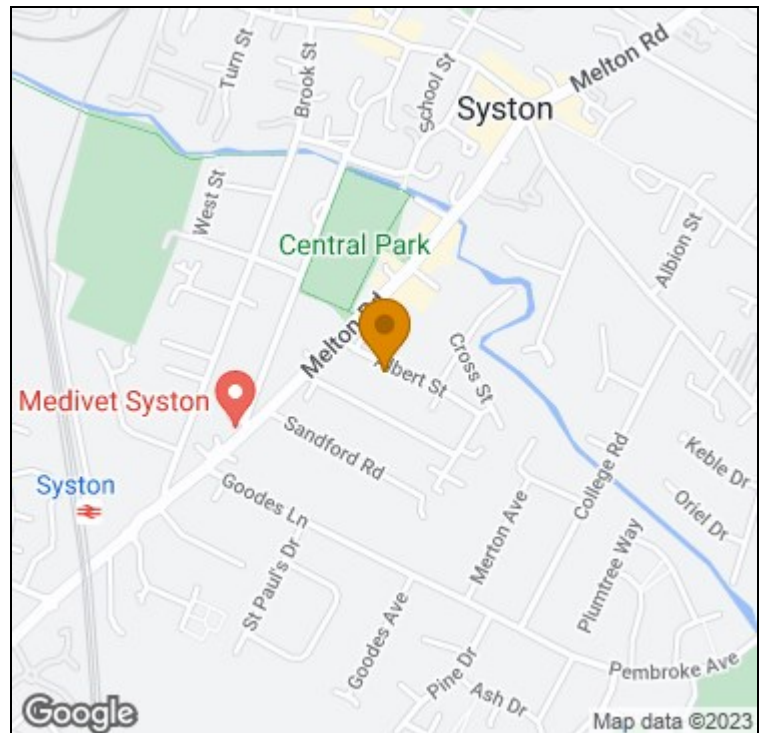
## Free Property Valuations

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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