

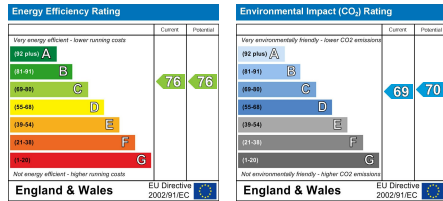


Tuffleys Way, Thorpe Astley
Leicester, Leicestershire, LE3 3UT



**Tuffleys Way, Thorpe Astley
Leicester, Leicestershire, LE3 3UT
Guide Price £159,950**

Boasting allocated parking to the rear, this two bedroom ground floor apartment would make an excellent buy to let investment or first purchase. Benefiting from double glazed windows throughout and electric heating, the accommodation briefly comprises an entrance hall with spotlighting, open plan living kitchen diner, two bedrooms and a bathroom. Ideally positioned for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park, the plot enjoys a set back position and offers a low maintenance garden. An internal inspection is therefore strongly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Hall

A welcoming entrance to the property with spotlighting and wood effect flooring, having an electric heater and a door to the;

Open Plan Living Kitchen Diner

approx 19'4" x approx 19'9" (approx 5.89m x approx 6.02m)

A particular selling feature of the accommodation is the open plan lounge/breakfast kitchen which is perfect for those occasions when entertaining. The kitchen area is fitted with a range of modern wall mounted and base units with complementary work surfaces over and tiled flooring. Features include a built in oven with hob over and extractor hood, inset sink and drainer with mixer tap, space for washing machine and fridge freezer. The living area offers an electric fireplace with surround, electric heater, useful built in storage cupboard, carpet flooring, spotlighting and double doors which open into the garden.

Bedroom One

10'4" x 11'4" (3.15m x 3.45m)

A double room affording plenty of space for wardrobes. Having a rear elevation window, carpet flooring and electric heater.

Bedroom Two

8'7" x 7'9" (2.62m x 2.36m)

A second bedroom offering a front elevation window, electric heater and carpet flooring.

Bathroom

6'10" x 5'6" (2.08m x 1.68m)

Fitted with a three piece suite comprising a bath with shower over, wash hand basin and low level WC, complemented with tiled splashbacks and tiled flooring. There is also an obscure window to the front elevation and a built in cupboard.

Outside

The property enjoys a set back position with useful store to the left hand side of the front door. To the rear is a decked and lawned garden perfect for outdoor entertaining with fencing to the perimeter. The property also offers a parking space which can be easily accessed via a gate at the back of the garden.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the third exit onto Braunstone Way. Continue along and turn off at Meridian Park taking the third exit at the first roundabout and taking the second exit at the second roundabout. Continue along Meridian Way and take the second exit at the roundabout and then take the second exit at the next roundabout onto Murby Way. Continue along and take an eventual left turning onto Tuffleys Way where the property can be found.

Tenure & Council Check

We understand the property to be leasehold with vacant possession upon completion. Blaby District 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 firms 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.

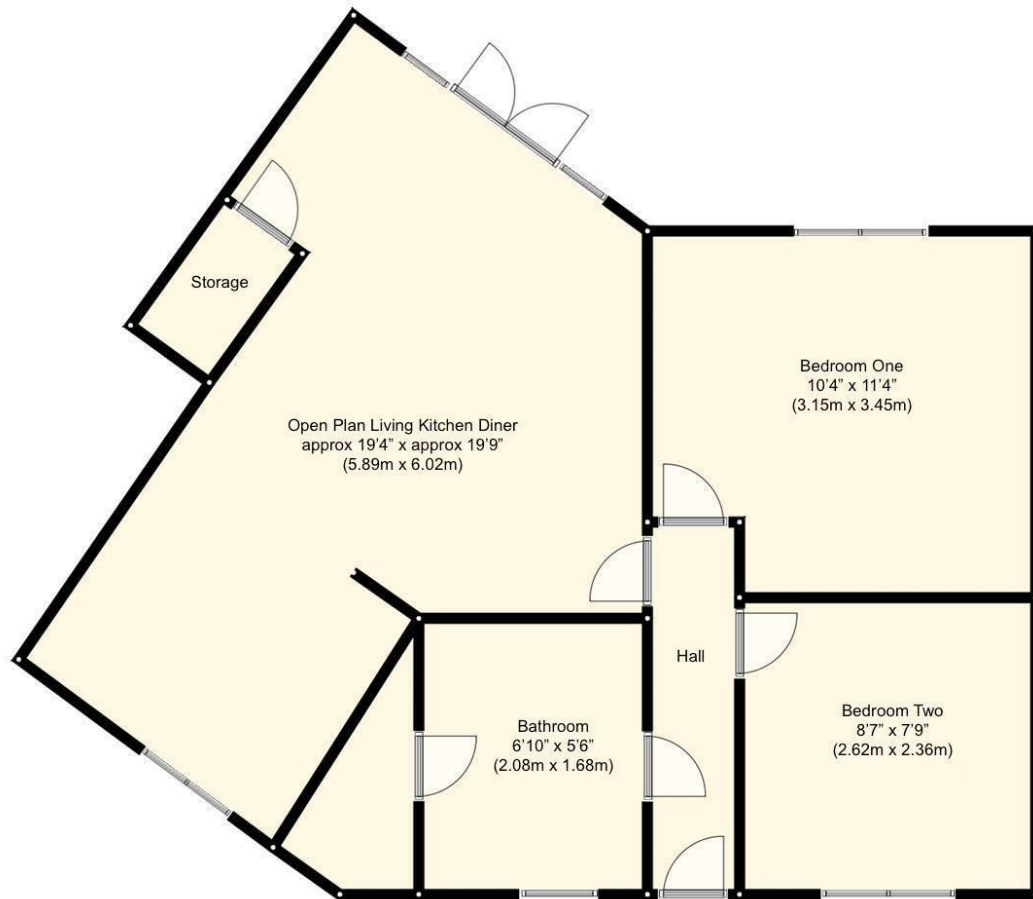
Referrals

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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