



Green Walk, Leicester, LE3



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£250,000



## Key Features

- Three Bedrooms
- Modernised Full Width Kitchen Diner
- Gas Central Heating (Boiler Fitted 2021)
- Re-fitted Bathroom
- Set Back Position
- Popular & Convenient Location
- EPC rating TBC
- Freehold





**MODERNISED INTERIOR!** - Occupying a set back position, this well proportioned and much improved three bedroom mid terrace house represents an exciting opportunity for first time buyers and families. Benefiting from gas central heating (boiler fitted 2021) and double glazing throughout, the layout includes an entrance hallway, downstairs WC, lounge, full width modern fitted kitchen with breakfast island and a conservatory. Upstairs you will find three bedrooms and a contemporary fitted bathroom. There is a lawned frontage providing off road parking with a landscaped garden to the rear arranged for low maintenance and oozing a particularly private feel not being overlooked from beyond and gated access to parking. An internal inspection is essential to truly appreciate the size and potential of the accommodation on offer.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway presented with wood effect flooring and offering a staircase rising to the first floor and access to a contemporary guest WC which houses the central heating boiler. The lounge is positioned around a feature media wall with inset electric fireplace and shelving built into the alcoves. With wood effect flooring, column radiator and a window to the front elevation. A particular selling feature of the accommodation is the open plan kitchen diner fitted with a modern range of wall mounted and base units with complementary work surfaces over, matching splashbacks, inset 1.5 sink and drainer with mixer tap, 'Zanussi' oven, 'Zanussi' hob with hood above and space for two appliances. Featuring a breakfast bar, there is tiled flooring and French doors to the conservatory offering further downstairs space.

### First Floor

Moving upstairs the property has a traditional three-bedroom layout, in the shape of two double bedrooms and one single bedroom, two of which enjoy the use of

built in wardrobe space. The first floor is finished with a modern bathroom fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiled surrounds and a heated towel rail.

### Outside

To the front of the property is a lawned area with a path leading to the front door. To the rear is a landscaped garden arranged for low maintenance and not overlooked from beyond. With fencing to boundaries and gated access from beyond leading to the parking.

### 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 works 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 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.

### 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

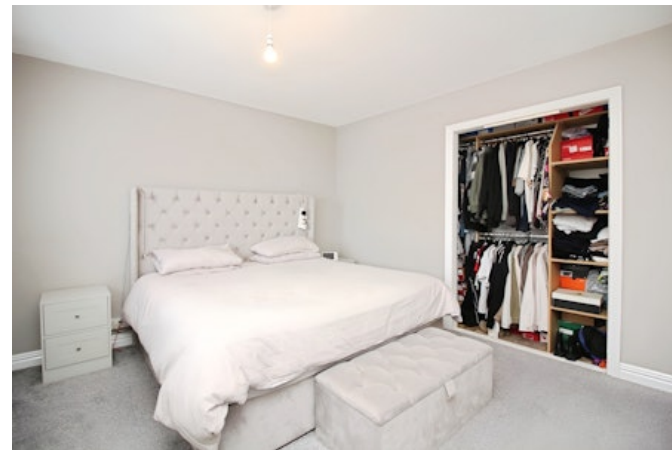
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

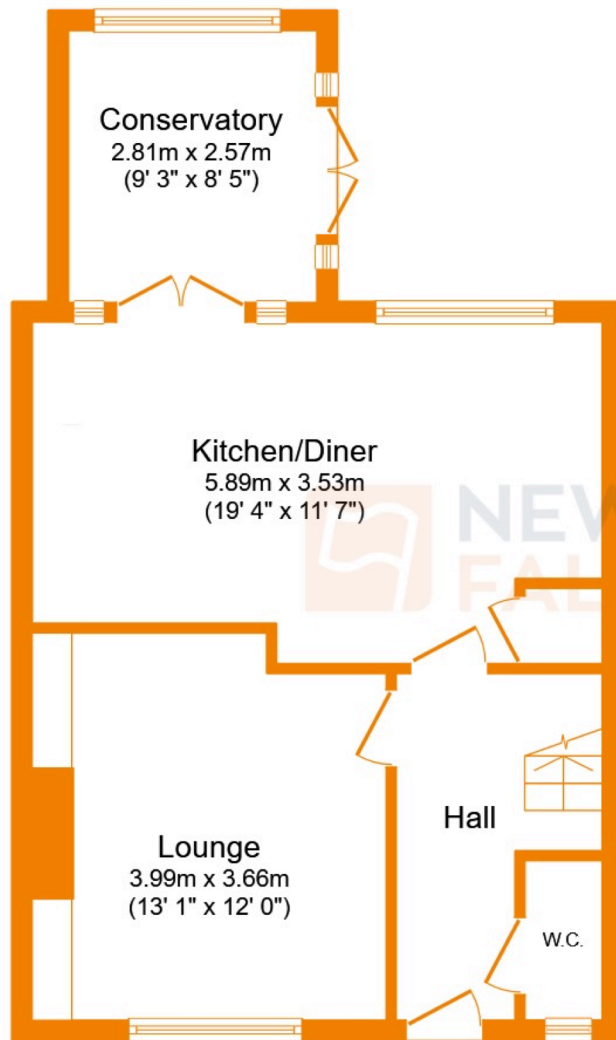
If you have a house to sell then we would love to provide you with a free no obligation valuation.



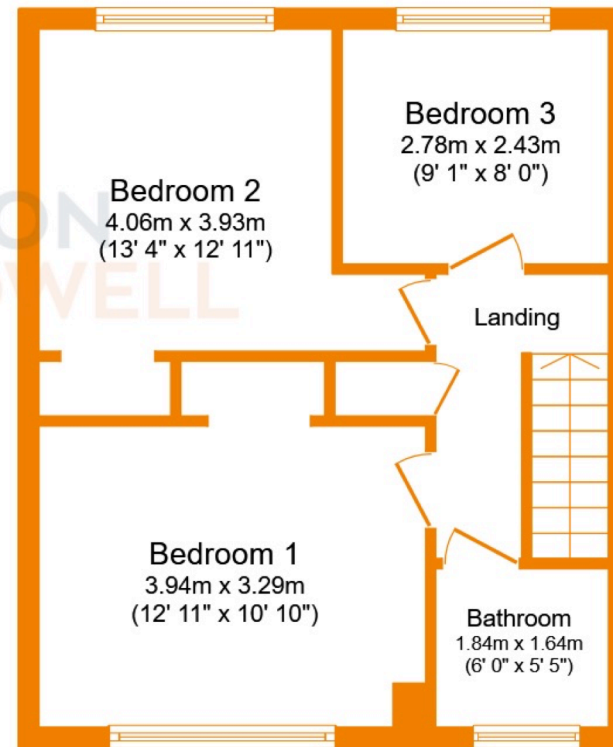








Ground Floor



First Floor



