



Gipsy Lane, Leicester, LE4



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£270,000



## Key Features

- Three Bedroom Terrace House
- Popular Location
- Within Walking Distance to Schooling & Amenities
- Front & Rear Lawned Gardens
- Lounge Diner & Kitchen
- Gas Central Heating
- EPC rating C
- Freehold







Newton Fallowell are excited to welcome to the market this three bedroom mid terrace house located along the popular Gipsy Lane, situated within walking distance to local schooling & amenities as well as being conveniently positioned for access into Leicester City Centre. Benefiting from gas central heating, the layout includes an entrance porch and hall, kitchen and I-shaped lounge diner, with the first floor offering three bedrooms and a bathroom. The plot offers front and rear lawned gardens. There is also the use of a garage in a nearby block. An internal viewing is essential to fully appreciate the size of the accommodation on offer.

Please be advised the property benefits from the use of a garage located on Woodgreen Road. This is held on a lease on 999 years from 25.12.1966.

### 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 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 Chamelto 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

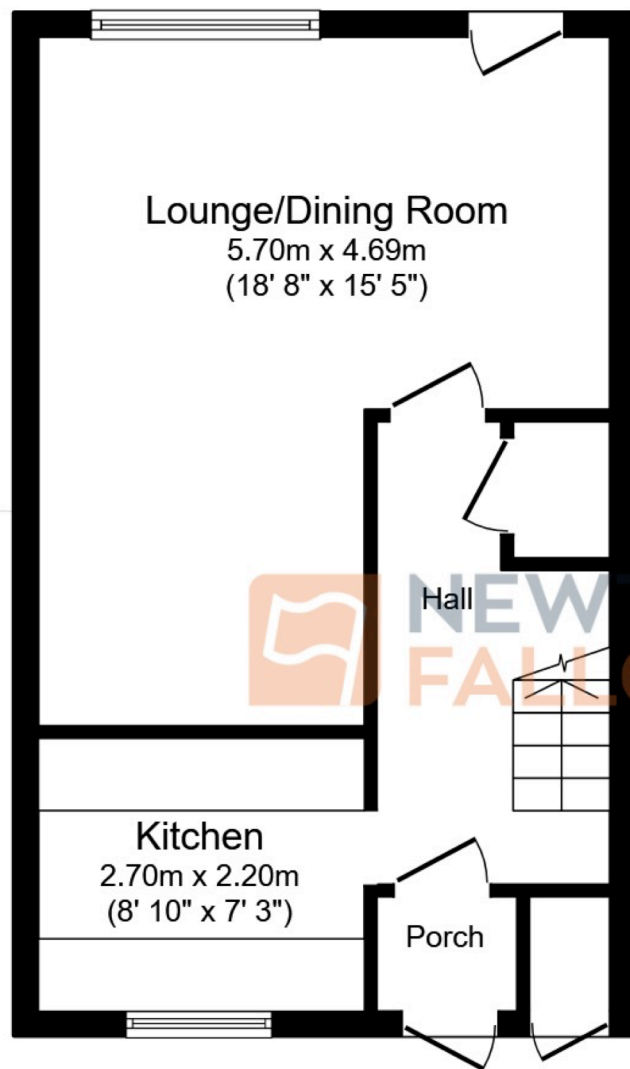




purchase a property. We can provide a surveyor and energy assessment referral fee should you use the service. For more information regarding our services please ask at our office.

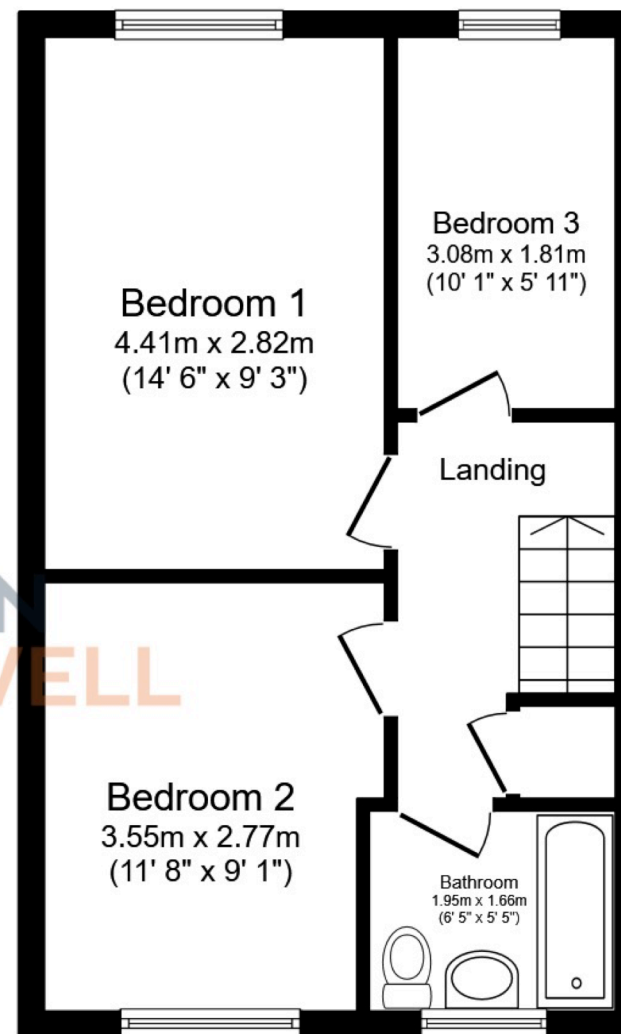
**Free Property Valuation**  
If you have a house to sell we can provide you with a free no obligation





## Ground Floor

Floor area 38.1 m<sup>2</sup> (410 sq.ft.)



## First Floor

Floor area 38.1 m<sup>2</sup> (410 sq.ft.)

**TOTAL: 76.2 m<sup>2</sup> (821 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or

