



Charnwood Avenue, Thurmaston,
LE4



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£280,000



Key Features

- Three Bedroom Semi Detached Home
- Full Width Lounge Diner & Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Re-wired Throughout
- Popular Residential Location
- Perfect For Growing Families
- EPC rating TBC





FABULOUS FAMILY HOME - Boasting a larger than normal rear garden with useful outbuildings, this traditional three bedroom semi detached home offers swift access to Leicester and transport links as well as being within walking distance to local schooling, Elizabeth park and an array of shops available at Thurmaston Shopping Centre. Benefiting from gas central heating, insulated walls and double glazed windows, the accommodation in more detail comprises of an entrance hall, full width lounge diner and modern fitted kitchen. Upstairs you will find three bedrooms and a modernised bathroom. There is a driveway to the front for 3 cars giving access. Perfect for growing families and offering the potential for someone to add their own stamp on, viewings are strictly by appointment only!

Ground Floor

Upon entry to the property, you step into the welcoming & refurbished entrance hallway offers ample space for your coats and shoes. With a re-carpeted staircase to the first floor and doors leading to all of the downstairs accommodation. The full width reception room offers ample space for both formal dining and comfortable sitting, with three windows overlooking the front elevation allowing ample natural light to flood the room. Completing the ground floor is the modern kitchen fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer, built in double oven with hob over and space for appliances. With a window to the rear elevation and a rear access door.

First Floor

Moving upstairs you will find three well proportioned bedrooms, two of which are doubles, both with built in wardrobes. The modernised family bathroom features a p-shaped bath with shower over and screen, wash hand basin and WC, with complementary brick effect

tiled splashbacks.

Outside

Set within a popular residential location, the plot offers a driveway to the front providing off road parking for three cars. Gated access to the side leads to a larger than normal rear garden boasting amazing potential with fencing to boundaries and three useful outbuildings, one of which is an outside WC.

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 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 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.

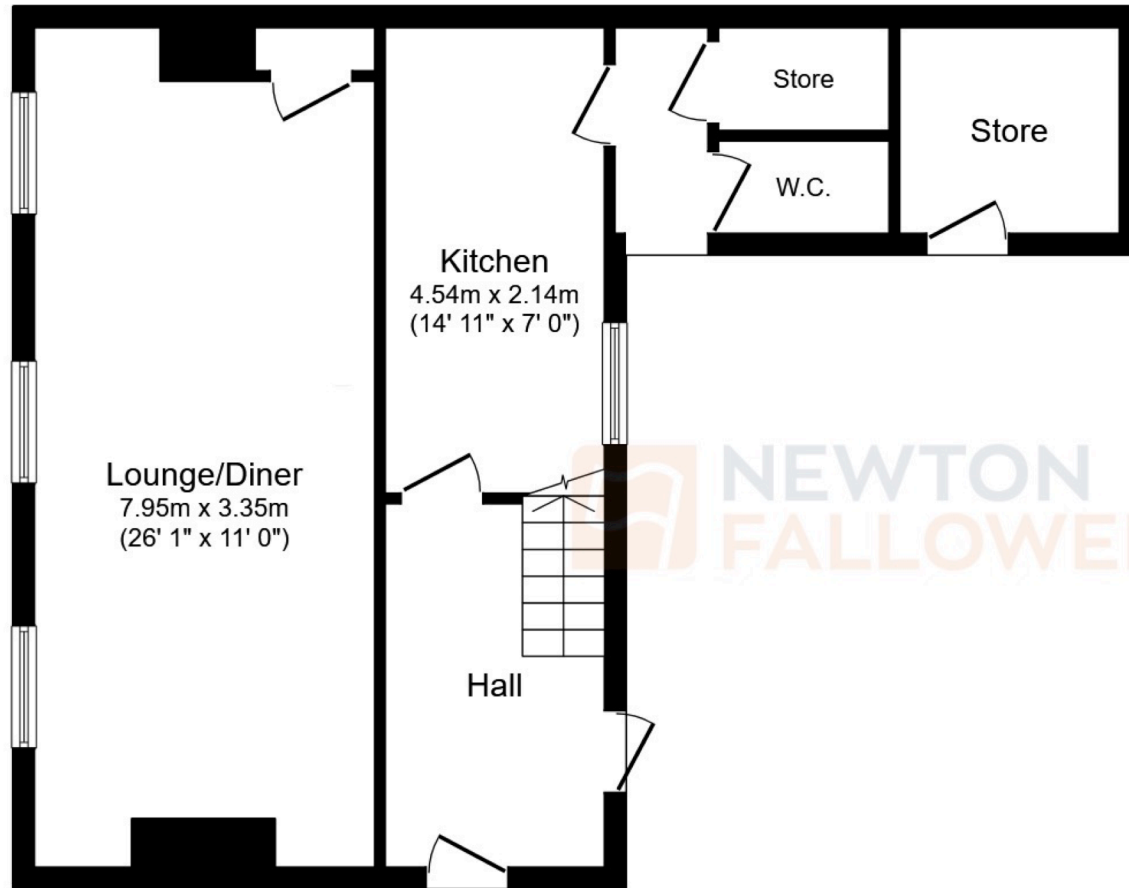
Free Property Valuations

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



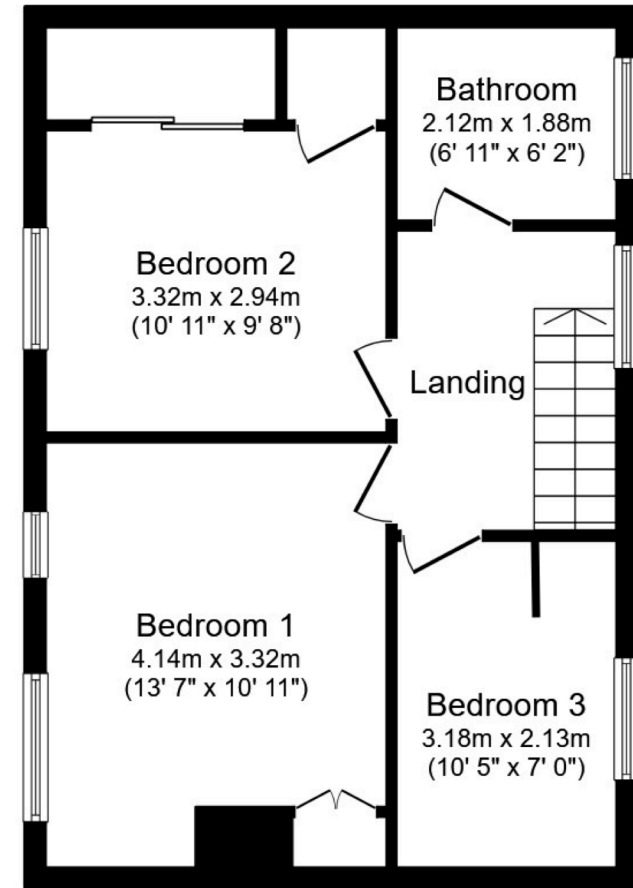






Ground Floor

Floor area 55.6 m² (598 sq.ft.)



First Floor

Floor area 45.5 m² (490 sq.ft.)

TOTAL: 101.1 m² (1,088 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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

