



Verdale Avenue, Thurmaston, LE4



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£325,000



Key Features

- Three Bedrooms
- Traditional Semi Detached Home
- Larger Than Normal South Facing Rear Garden
- Double Glazing & Gas Central Heating (Boiler Fitted 2018)
- Re-fitted Contemporary Bathroom
- Popular Residential Location
- EPC rating TBC
- Freehold





WONDERFUL FAMILY HOME! - Boasting a south facing larger than normal garden to the rear, walk in and be surprised by this traditional three bedroom semi-detached property occupying a family friendly location on the outskirts of Thurmaston with the potential for extension subject to necessary consent.. Benefiting from gas central heating with HIVE (Boiler Fitted in 2018) and double glazed windows throughout, the well proportioned layout includes an entrance hallway with two useful storage cupboard, full length lounge diner and kitchen with built in appliances. Upstairs you will find three bedrooms and a modern fitted bathroom. The plot offers a driveway to the front with access to the garage and aforementioned larger than normal garden at the rear. Conveniently situated for access to the surrounding countryside as well as access into the City Centre and an array of amenities, an immediate viewing comes highly recommended to void disappointment.

Ground Floor

Entering through the front door you'll be greeted by a welcoming entrance hallway offering a staircase rising to the first floor, useful storage cupboards and access to all of the downstairs accommodation. The full length reception room offers space for both formal dining and comfortable sitting and is flooded with an abundance of natural light provided by a walk in bay window to the front elevation as well as sliding doors leading to the rear garden. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Stoves' oven with five ring gas hob and extraction hood above and an integrated dishwasher, fridge and freezer.

First Floor

Moving upstairs the property continues in offering

practical internal space, with three sizeable bedrooms to choose from, two of which are comfortable doubles and feature built in wardrobes. A particular selling feature of the accommodation is the modern fitted bathroom comprising a bath with shower over and screen, pedestal wash hand basin and WC, with brick effect tiled surrounds. There is also a contemporary column radiator and rear elevation window. The landing also provides access to the loft space with boarding and a ladder.

Outside

To the front of the property there is a lawned area with brick wall to front. To the side of the property there is a driveway providing ample off road parking with gates leading to the garage which has been split into two sections, both providing useful storage with additional storage space in the roof. The lawned rear garden is larger than normal in size and has patio area adjacent to the accommodation as well as a decking area to the far back, both perfect for formal dining. There is also access to a useful brick store with power.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band C. 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.

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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



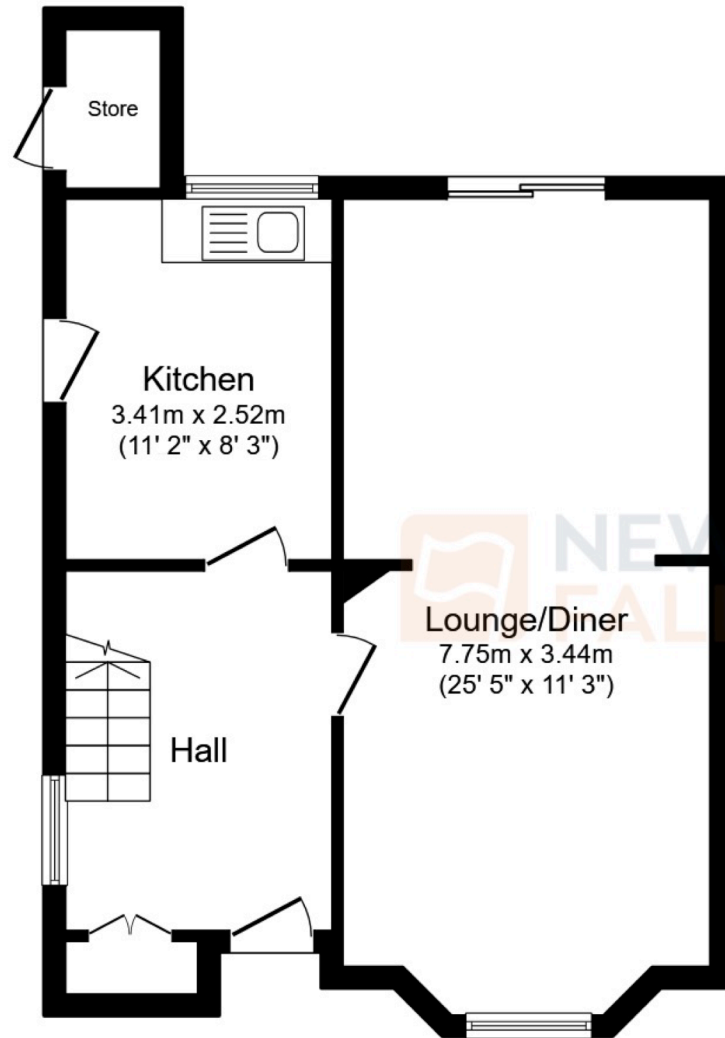
referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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

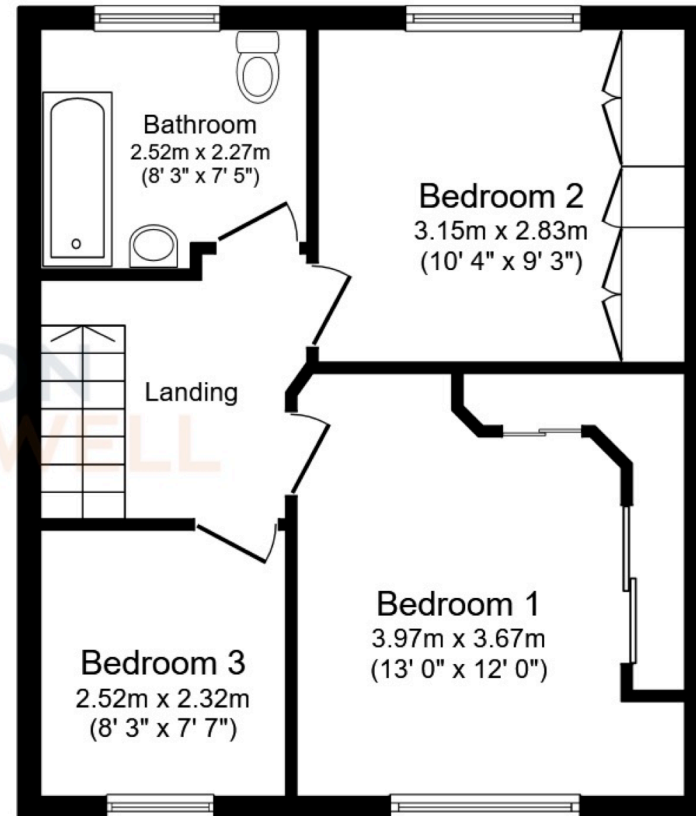






Ground Floor

Floor area 46.3 m² (499 sq.ft.)



First Floor

Floor area 44.1 m² (475 sq.ft.)

TOTAL: 90.5 m² (974 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

