



St Johns Avenue, Syston, LE7



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£280,000



## Key Features

- Three Bedrooms (Two Doubles & Single)
- Traditional Semi Detached Family Home
- Available With No Upward Chain
- Same Owner Since 1960's
- Popular Residential Location
- In Need of Modernisation
- EPC rating TBC
- Freehold





**RARE TO THE MARKET!** - Available with no upward chain, fall in love with this traditional three bedroom semi detached home situated within this popular location off Barkby Road, just a short walk to Merton Primary School, local bus routes and a variety of amenities available in Syston Town Centre. Boasting the potential for extension subject to necessary consent, the accommodation is in need of modernisation but after a fabulous transformation would be an ideal family home. Benefiting from gas central heating (Boiler Fitted 2021), the layout includes an entrance porch and hallway, lounge and kitchen diner with built in pantry. Upstairs you will find three well proportioned bedrooms and a bathroom. The plot features a driveway to the front, with a garage and lawned garden at the rear. Having been occupied by the same owners since the 1960's, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the entrance porch with a door leading through to the entrance hallway offering a useful storage cupboard and staircase rising to the first floor. A glazed door leads through to the reception room positioned around a feature fireplace and flooded with natural light provided by a window to the front elevation. The light and airy kitchen diner is fitted with a range of wall mounted and base units with complementary surfaces, inset sink and drainer and space for appliances. There is also a useful pantry cupboard providing further storage.

### First Floor

Moving upstairs a landing gives access to three bedrooms, two of which are comfortable doubles and boasting built in wardrobes. The third bedroom is of practical size and boasts a built in cupboard housing the upgraded central heating boiler (Fitted 2021). The

family bathroom completes the first floor and is fitted with a three piece suite comprising a bath, wash hand basin and WC.

### Outside

Situated in a popular residential location, the plot offers a driveway to the front providing off road parking with access to a single garage set at the rear. Gated access then leads through to the larger than normal rear garden offering enormous potential and could offer ample space for growing families to enjoy.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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.

### Referrals

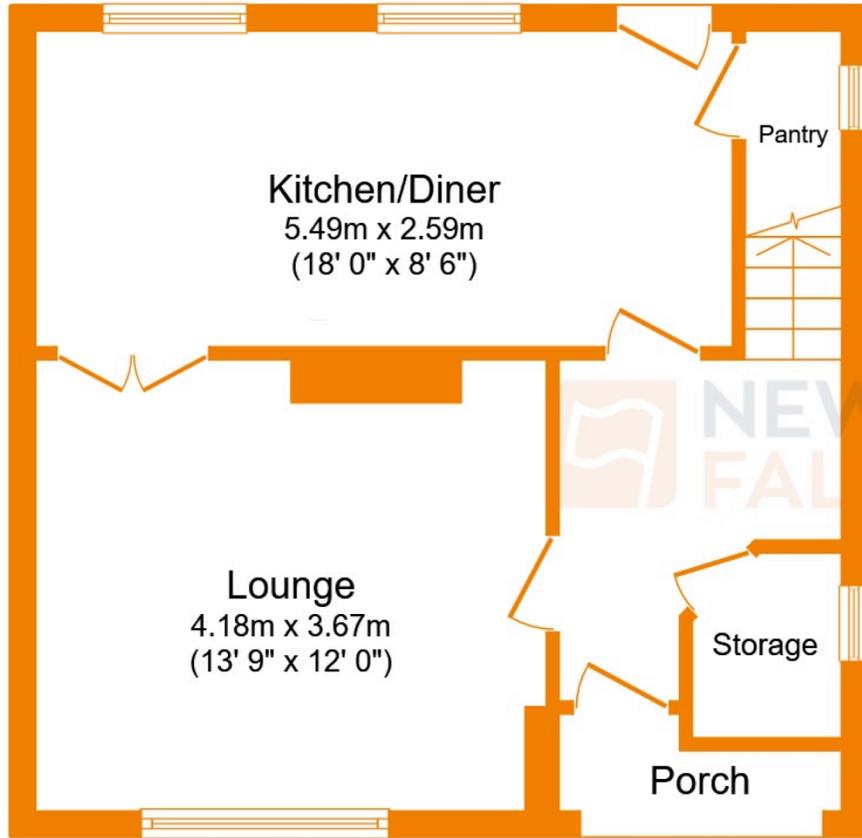
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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







**Kitchen/Diner**  
5.49m x 2.59m  
(18' 0" x 8' 6")

**Lounge**  
4.18m x 3.67m  
(13' 9" x 12' 0")

**Storage**

**Porch**

**Pantry**

**Ground Floor**



**Bedroom 3**  
2.61m x 2.55m  
(8' 7" x 8' 4")

**Bathroom**  
2.04m x 1.71m  
(6' 8" x 5' 7")

**Bedroom 1**  
3.70m x 3.57m  
(12' 2" x 11' 9")

**Bedroom 2**  
3.67m x 2.89m  
(12' 0" x 9' 6")

**First Floor**

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](http://www.Propertybox.io)

