



Claydon Road, Leicester, LE5



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£270,000



Key Features

- Three Bedrooms
- Traditional Mid Terrace
- Off Road Parking to Front
- Within Walking Distance to Local Schooling
- Conveniently Positioned For Access into Leicester City Centre
- Conservatory to Rear
- EPC rating TBC
- Freehold





PERFECT FIRST PURCHASE OR FAMILY HOME!

- Newton Fallowell are delighted to welcome to the market this traditional three bedroom terraced house offering an ideal investment, family home or first time buyer opportunity within the popular and in demand Humberstone area of Leicester LE5, being within walking distance of shops along with local schooling. Located in a well established residential area having good road links to Scraptoft, Hamilton and Leicester City Centre, the accommodation briefly comprises of an entrance hall, lounge, kitchen diner and conservatory, with the first floor offering three bedrooms and a bathroom. Outside there is a front driveway with side gate access to a garden with brick store. Benefiting from gas central heating and double glazing, an early viewing is highly recommended.

Ground Floor

Upon entry to the accommodation you step into the entrance hall with a staircase rising to the first floor and a door leading through to the reception room presented with wood effect flooring. Positioned around a feature fireplace, there is light provided by a window overlooking the front elevation, useful open cupboard under the stairs and a door leading through to the full width kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, inset 1.5 sink and drainer and cooker (included). Doors open into the conservatory extension providing additional downstairs living space with dual aspect glazing.

First Floor

Moving upstairs you will find three bedrooms, the light and airy main bedroom being larger than average in size and extending the full width of the property. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC.

Outside

The plot boasts parking to the front providing off road parking with shared gated access to the side leading to a particularly private garden featuring various areas for outdoor entertaining and a brick store providing useful storage.

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.

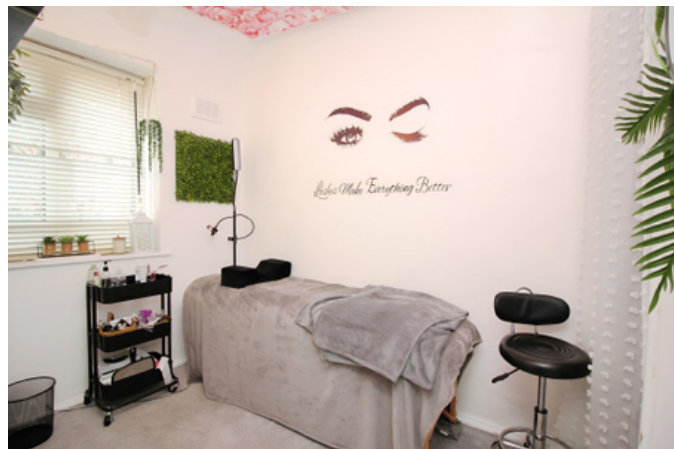
Referrals

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

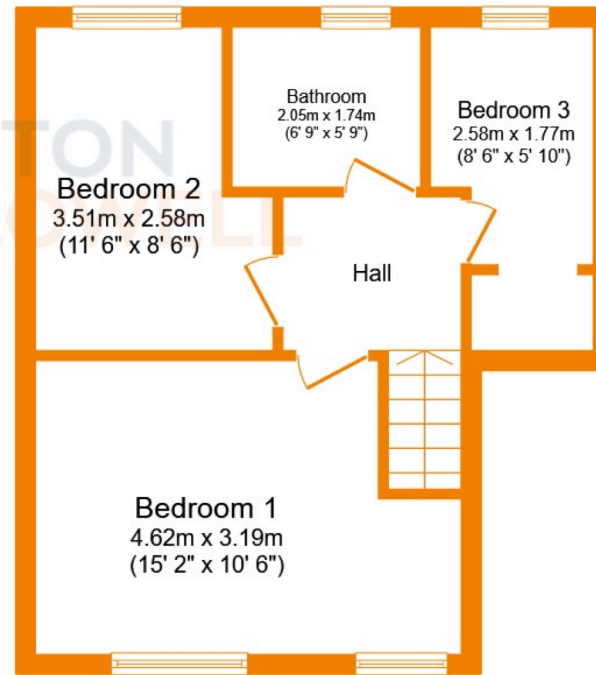
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

