



Wolsey Way, Syston, LE7



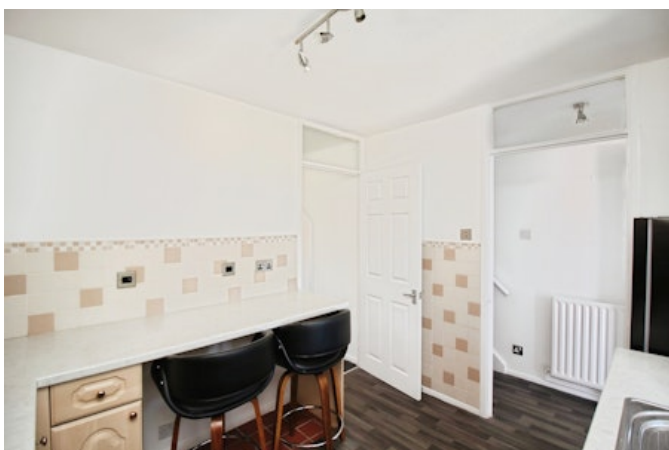
Offers over £200,000



Key Features

- Extended Two Bedroom Mid Terrace
- Refurbished Interior
- Gas Central Heating
- Ideal First Purchase or Buy to Let Investment
- Popular Location
- No Upward Chain!
- EPC rating D
- Freehold





NO UPWARD CHAIN! - Extended to the rear, fall in love with this two bedroom Georgian style terrace house situated on this ever popular development, ideally located for access to Syston Train Station and major road links. The gas centrally heated, double glazed and neutrally decorated accommodation includes an entrance porch, lounge, kitchen, rear hall, garden room extension, first floor landing, two bedrooms and a bathroom. Externally there are gardens to the front and rear. An ideal first time purchase or buy to let investment, an early viewing is highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading to the:

Lounge

4.92m x 3.94m (16'1" x 12'11")

Presented with carpet flooring, the reception room offers a window to the front elevation, central heating radiator and a door leading to the:

Kitchen

2.62m x 3.02m (8'7" x 9'10")

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob with extraction hood above, integrated fridge, freezer and washing machine, inset sink and drainer and a wall mounted Worcester Bosch central heating boiler. With a window looking into the extension and a door leading to the:

Rear Hall

With a staircase rising to the first floor, central heating radiator and a door leading to the:

Extension

3.07m x 3.54m (10'0" x 11'7")

Ideal for a range of uses, with dual aspect glazing, central heating radiator and patio doors opening out into the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a built in cupboard.

Bedroom One

2.73m not into robes x 3.95m (8'11" not into robes)

A double room enjoying the use of built in wardrobes, with two front elevation windows, carpet flooring and a central heating radiator.

Bedroom Two

4.22m x 2.13m (13'10" x 6'11")

With a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

2.40m x 1.76m (7'10" x 5'9")

Fitted with a three piece suite comprising a bath with 'Triton' shower over, wash hand basin and wc, with a heated towel rail, rear elevation window and a built in cupboard.

Outside

Set back from the road, externally the property offers a lawned front garden with a





pathway leading to the front door. To the rear of the property there is an enclosed garden featuring a synthetic lawn, patio area and fencing to boundaries. There is also gated access to the rear.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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 work 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 award-winning 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.

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.

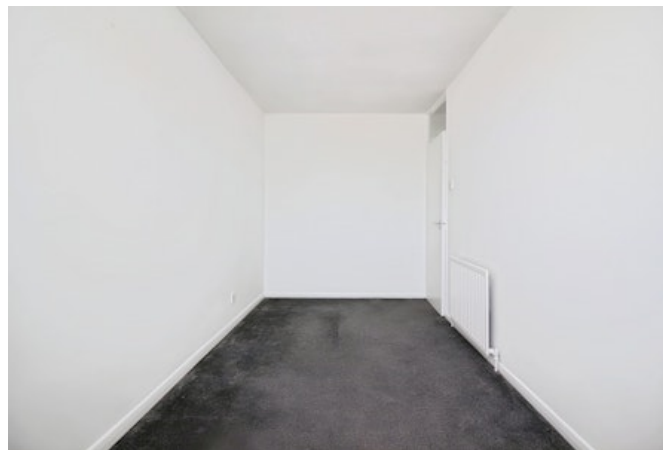


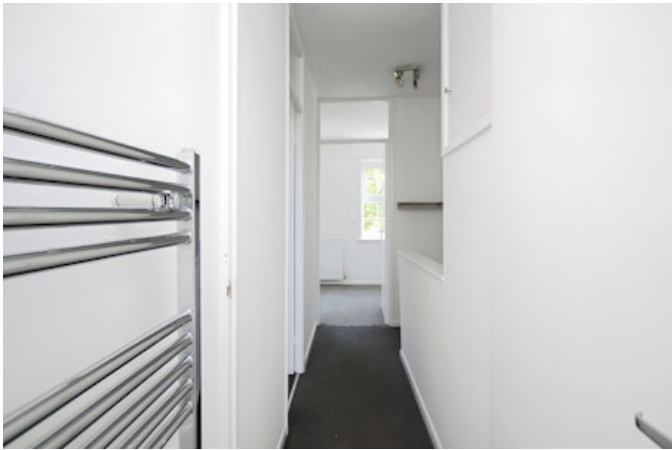
Money Laundering

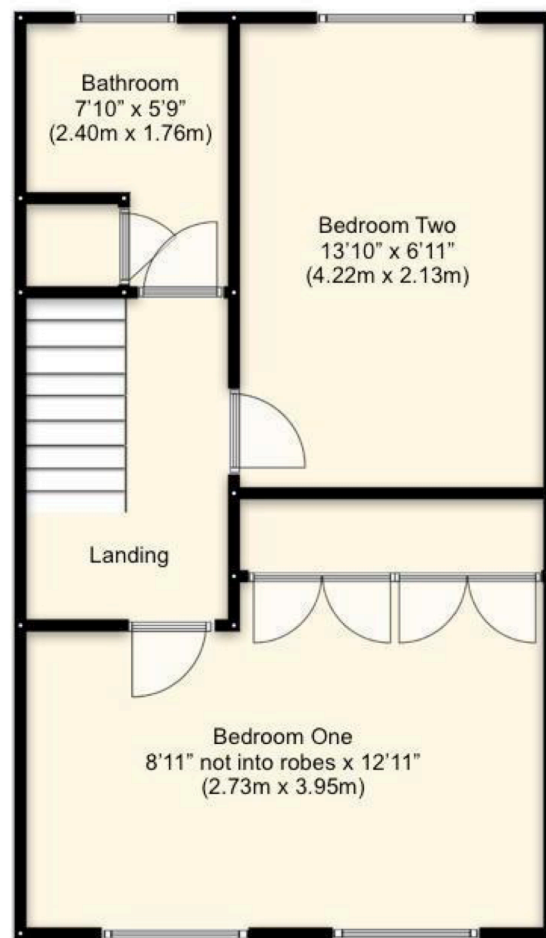
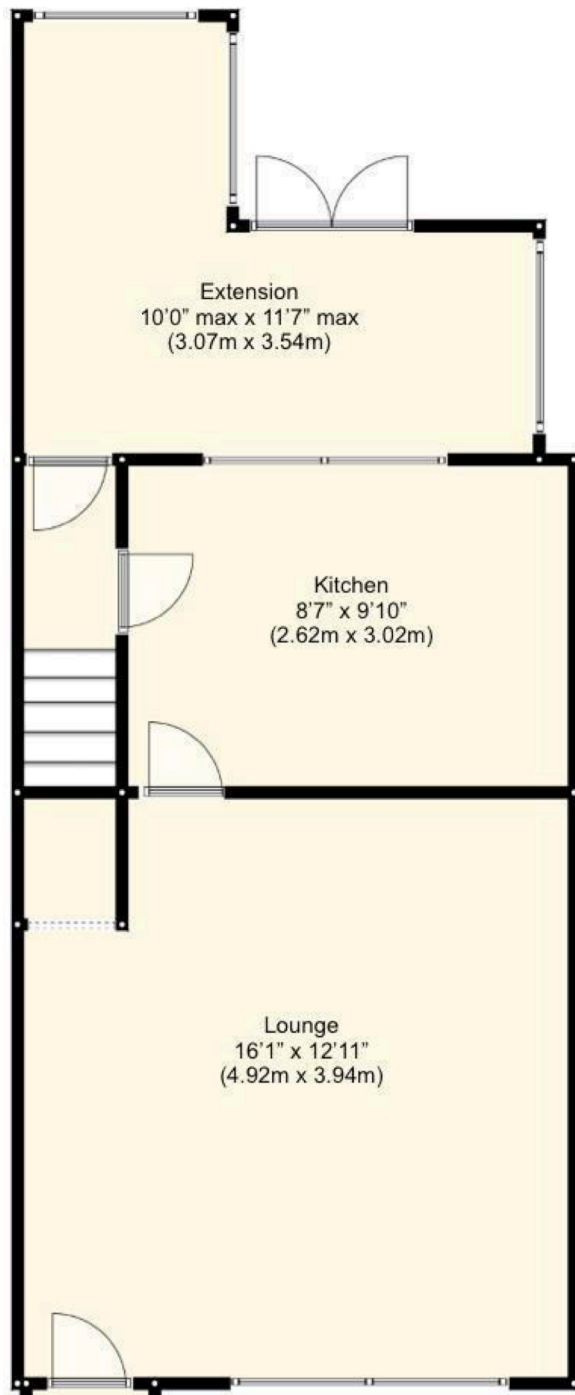
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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, floor plans 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 (where applicable) 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 in all advertising material used to market this Property.









| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |