



West Street, Syston, LE7

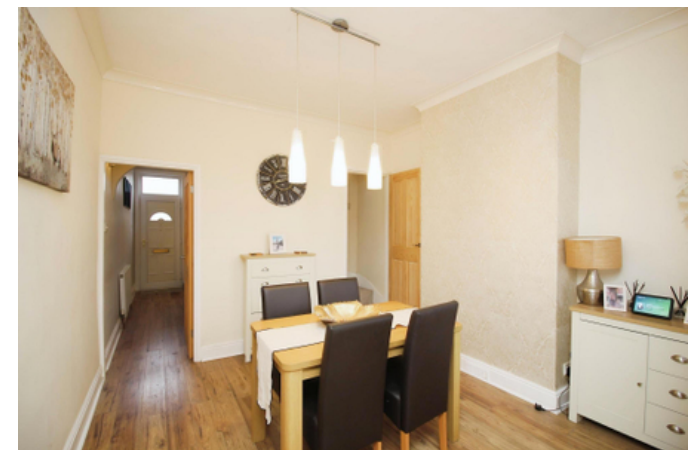


£215,000



Key Features

- Two Bedroom Traditional Mid Terrace
- Two Reception Rooms
- Modern Fitted Kitchen & Conservatory
- Backing onto Playing Fields
- Bathroom With Four Piece Suite
- Gas Central Heating
- EPC rating D
- Freehold





PERFECT STARTER HOME! - Extended to the rear, fall in love with this two bedroom terraced property enjoying views of memorial park and is an ideal opportunity for both first time buyers and buy to let investors. The property is positioned nicely within short walking distance of the amenities associated with Syston town centre, with the contemporary styled interior boasting two reception rooms, kitchen and conservatory, with the first floor offering two bedrooms and bathroom fitted with a four piece suite. There is a low maintenance courtyard situated at the rear. An early viewing is highly recommended.

Ground Floor

Upon entry to the accommodation you step into the neutrally decorated primary reception room presented with wood effect flooring and offering access to a useful storage cupboard. A door leads through to the second reception room perfect for formal dining occasions and offers a window to the rear and concealed staircase to the first floor. Enjoying an open plan layout with the modern kitchen which is fitted with a range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset sink and drainer with mixer tap, range cooker (negotiable) with fitted hood and space for three appliances. A particular selling feature of the accommodation is the conservatory extension providing additional downstairs living space enjoying views of the open fields to the rear.

First Floor

Upstairs you will find two well proportioned bedrooms and a contemporary fitted bathroom comprising a shower cubicle, bath, wash hand basin and WC, with complementary tiled surrounds and a central heating radiator.

Outside

Situated within walking distance to Syston Town

Centre, the property enjoys a decked courtyard to the back perfect for both sitting and entertaining.

Tenure & Council Tax

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

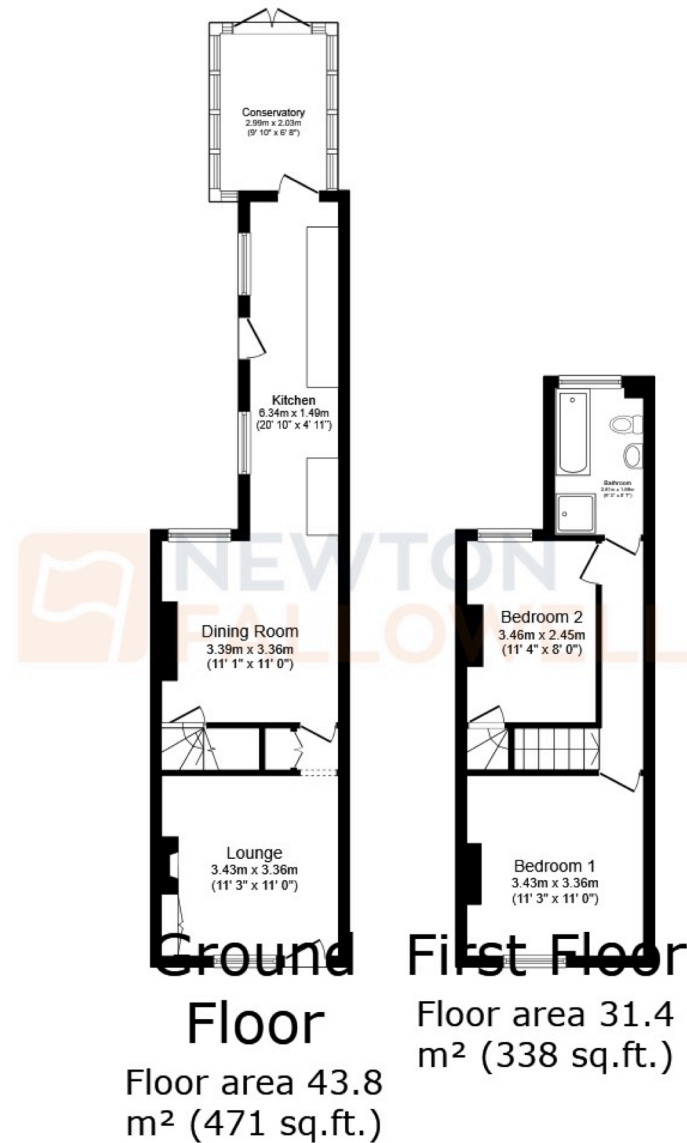
Free Property Valuations

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









TOTAL: 75.2 m² (809 sq.ft.)

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