



Central Avenue, Syston



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£269,950



Key Features

- Three Well Proportioned Bedrooms
- Traditional Semi Detached Home
- In Need of Modernisation
- Driveway to Front
- Lounge & Kitchen Diner
- Within Walking Distance to Local Amenities & Schooling
- EPC rating TBC
- Freehold





Boasting a larger than normal garden to the rear and available with no upward chain, fall in love with this three bedroomed semi detached house situated in an established Syston location within walking distance to the many amenities available in the Town centre and would make for a fantastic family home. The layout includes an entrance hall, lounge, kitchen diner and utility/store. Upstairs you will find three bedrooms and a bathroom. There is parking to the front. Having been occupied by the same family since for over 50 years, an early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hallway, featuring a staircase leading to the first floor and a useful storage cupboard. A door opens into the reception room, which is presented with carpeted flooring and bathed in natural light from a front-facing window. The kitchen/diner is fitted with a range of wall and base units, complemented by roll-edge work surfaces, a 1.5 bowl sink and drainer with mixer tap, and space for appliances. From here, there is also access to a practical utility/store room.

First Floor

Moving upstairs, you'll find three well-proportioned bedrooms, including two doubles. The first floor is completed by a modern family shower room, fitted with a three-piece suite comprising a shower cubicle, wash hand basin, and WC, enhanced by tiled surrounds and a heated towel rail. Additional storage is available with access to an insulated loft space via the landing.

Outside

Occupying a favoured residential position within walking distance to Syston Town centre, a particular selling feature of the accommodation is the larger than normal plot firstly offering a driveway to the front providing off road parking. Gated access to the side

leads to the rear garden firstly offering a paved area adjacent to the accommodation ideal for outdoor entertaining. With a lawn area and a variety of shrubbery.

Tenure & Council Tax

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these





checks.”

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 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.

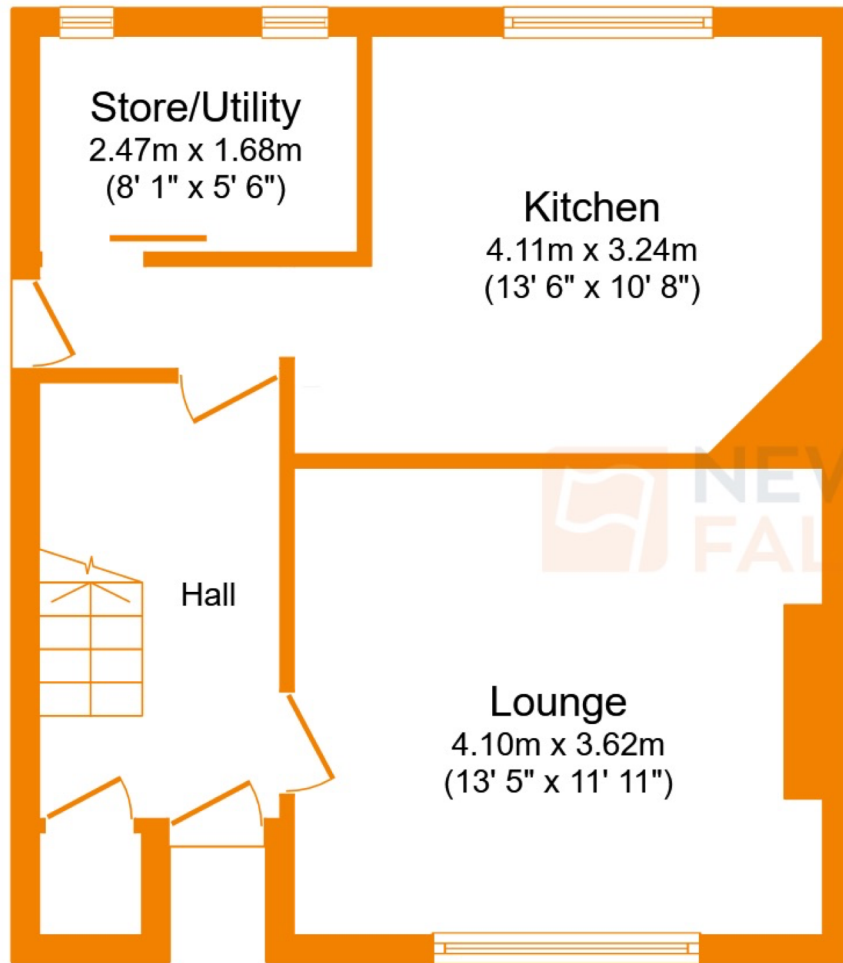
Free Property Valuations

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

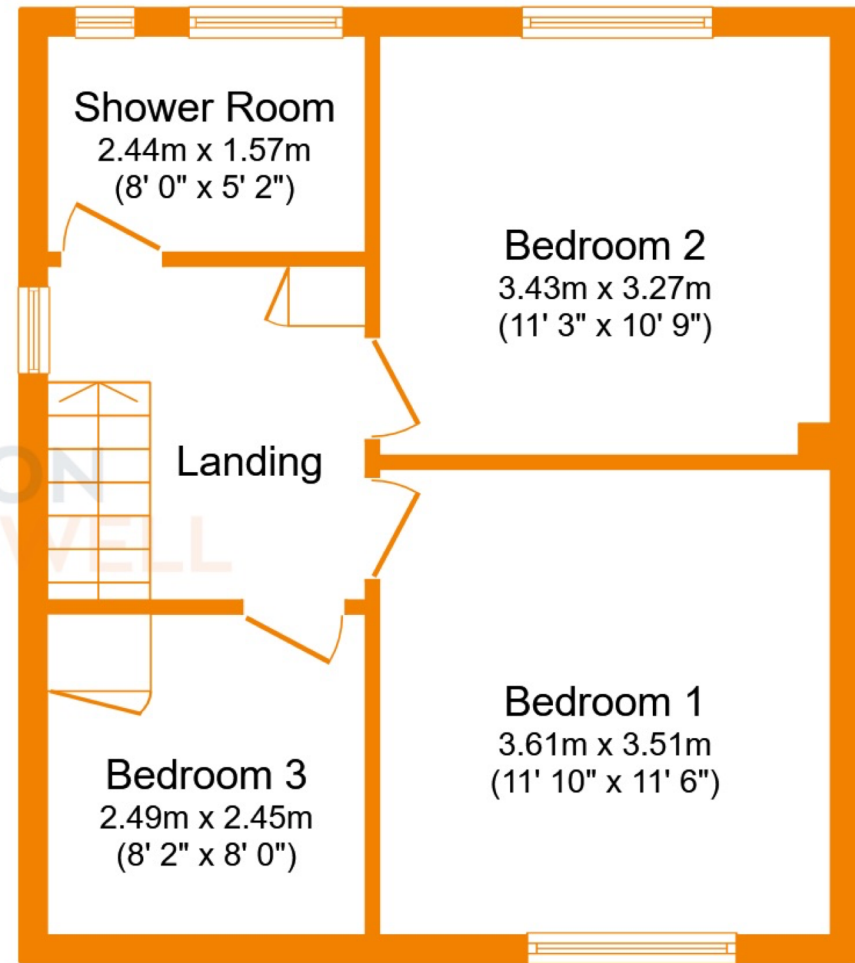








Ground Floor



First Floor

