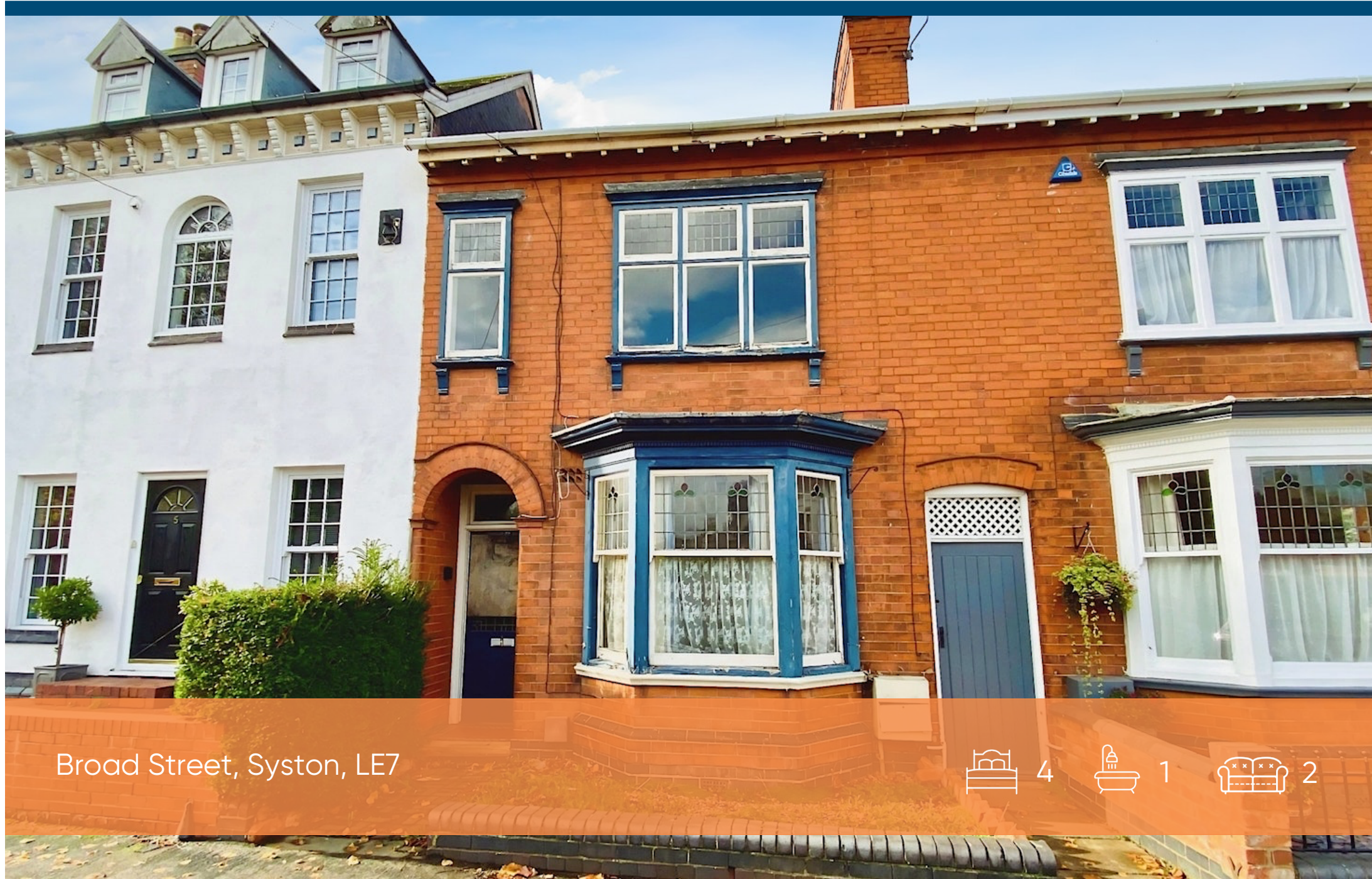




Broad Street, Syston, LE7



4



1



2

£250,000



Key Features

- Four Bedroom Bay Fronted Victoria Villa
- Available With No Upward Chain
- Two Reception Rooms & Kitchen Diner
- EPC Rating D
- Tenure - Freehold / Tax Band D
- Need Independent Mortgage Advice? Get in Touch Today!
- EPC rating D





Available with no upward chain, this bay fronted palisaded villa is positioned along a highly desirable tree lined street within walking distance of Syston town centre and the train station. In need of modernisation and improvement throughout, the layout includes an entrance hallway with Minton tiled flooring, two reception rooms, ground floor WC, utility and kitchen diner, with the first floor offering four bedrooms and a bathroom. Outside there is a paved garden with storage. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the home, you step into the entrance hallway presented with characterful tiled flooring and featuring a staircase rising to the first floor. The primary reception room is flooded with natural light via a bay window with built in storage. The second reception room is positioned around a feature fireplace with glazed doors to the garden. The utility room can then be accessed via the hall and offers wall and base units and space for appliances with access to the kitchen diner fitted with a range of wall and base units with complementary tiling and sliding doors to the rear. A guest WC completes the ground floor.

First Floor

Moving upstairs you will find three double bedrooms, single bedroom/study and a family bathroom fitted with a three piece suite comprising a bath, wash basin and WC, with complementary tiled surrounds. There is also access to the loft space via the landing.

Outside

To the front of this property there is a small garden with a pathway to the front door. Shared gated access to the side leads to a paved rear garden not overlooked from beyond, with walled boundaries and storage.

Tenure & Council Tax

We understand the property to be freehold with

vacant possession upon completion. Charnwood - Tax Band D. 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 firm's 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.

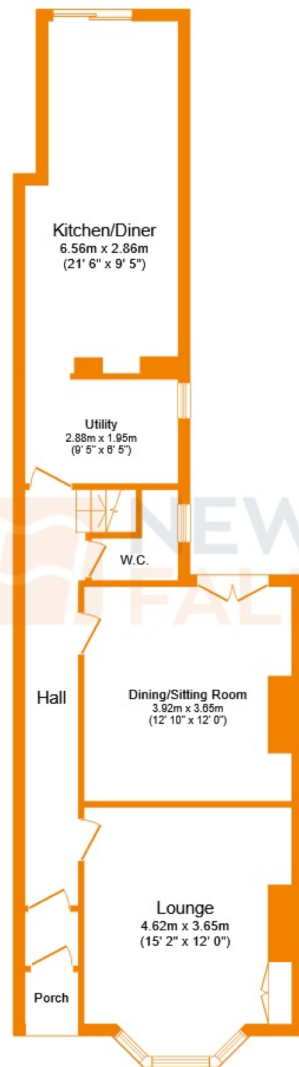
Free Property Valuations

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









Ground Floor



First Floor

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

