



Oxford Street, Syston, LE7



**£180,000**



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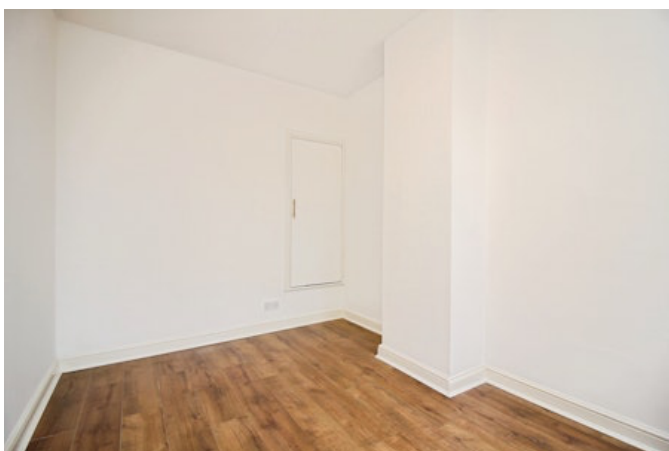
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### Key Features

- Two bedroom mid terrace
- Available with no upward chain
- Positioned within walking distance to Syston town centre
- Ideal first purchase or buy to let investment
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC rating D
- Freehold







Offered for sale and ideal for a first-time buyer, this neutrally decorated two-bedroom Victorian terrace is conveniently located within walking distance of Syston town centre. Available with no upward chain, the accommodation comprises two reception rooms, a kitchen, first-floor landing, two double bedrooms and a modern bathroom. To the rear is a garden featuring a raised decking area suitable for outdoor seating.

### Ground Floor

The property is entered via a timber glazed multi-paned door into the dining room, featuring wood-effect laminate flooring and a useful meter cupboard, with access through to a useful storage cupboard under the stairs and the lounge. The lounge benefits from a gas coal-effect fire with feature surround, wood-effect flooring, stairs to the first floor and a door leading to the kitchen. The kitchen is fitted with a range of wall and base units with work surfaces over, a gas hob with extractor, electric oven and grill, stainless steel sink, tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer and a wall-mounted boiler, with access to the side and rear of the property.

### First Floor

To the first floor there are two bedrooms and a bathroom. Bedroom one has a window overlooking the front elevation. Bedroom two has a window overlooking the rear elevation with built-in overstairs storage cupboard with wood effect laminate flooring. The bathroom is fitted with a white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, built-in airing cupboard, tiled splashbacks and tiled flooring.

### Outside

To the rear of the property there is a well maintained enclosed garden having brick outhouse, paved patio area with raised decking area, being fenced to boundaries. PLEASE NOTE: Neighbouring properties have Right of Way across the rear garden.

### 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

"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



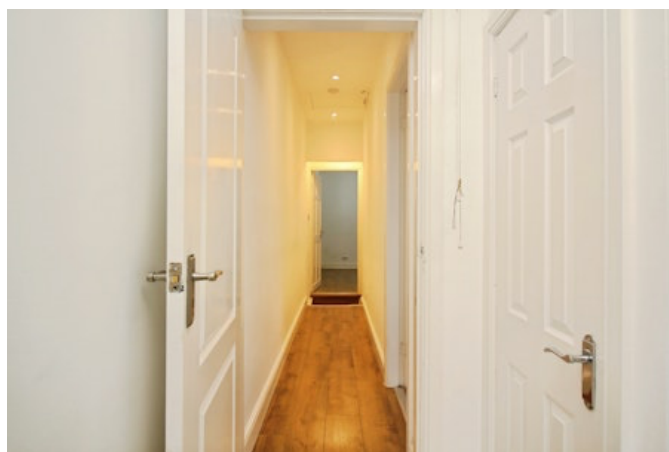
referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed 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.

### 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.

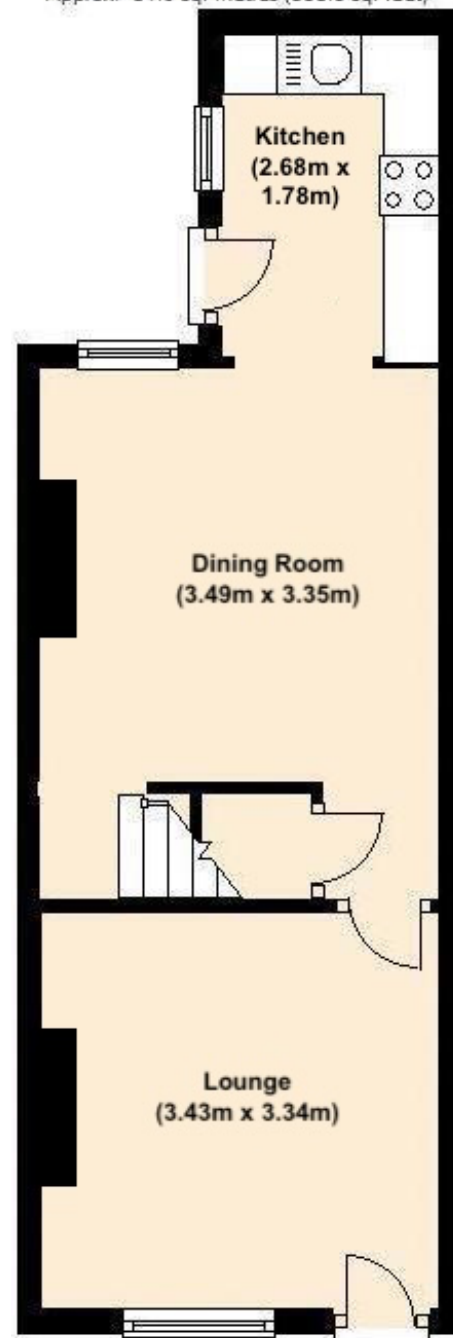






### Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.0 sq. feet)

