

95 Dovedale Road, Thurmaston - LE4 8ND

Offers in Region of £210,000

NEWTON FALLOWELL

The Property Ombudsman

95 Dovedale Road

Thurmaston, Leicester

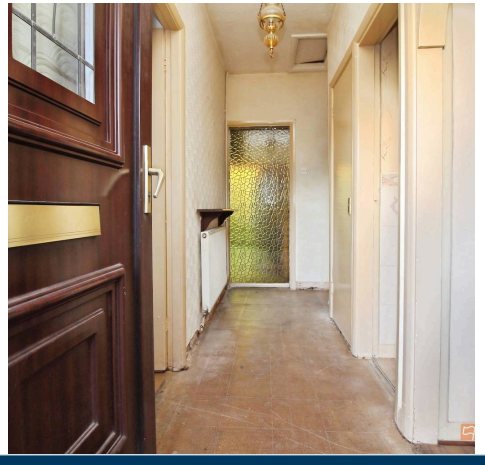
An excellent opportunity for those looking to downsize, this two bedroom semi detached bungalow is offered to the market with no upward and is ideally located for local bus routes. Having been occupied by the same owners for over 40 years, the gas centrally heated layout includes an entrance hall, lounge open with the kitchen diner, two well proportioned bedrooms and shower room. Further benefits include gas central heating (Boiler Fitted 2026), double glazed windows and leased solar panels. Situated in a popular location, the plot offers parking to the front giving access to the garage, with low maintenance gardens to the rear. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

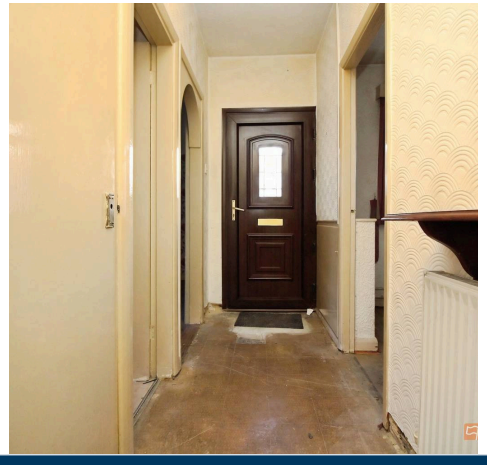
Council Tax band: B

Tenure: Freehold

- Two well proportioned bedrooms
- Semi detached bungalow
- Available with no upward chain
- Driveway and gated access to a single garage with electric door
- Popular residential location
- Low maintenance rear garden
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!















Solar Panels

Please be advised the property benefits from solar panels to the roof. These are held on a 25 year lease from 2014. Please feel free to call for further details.

Location

Thurmaston lies some 4 miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including nearby Watermead Country Park. For the commuter, the nearby ring road provides access to junction 21 of the M1 and M69.

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 EVERYONE MORTGAGES, 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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks."

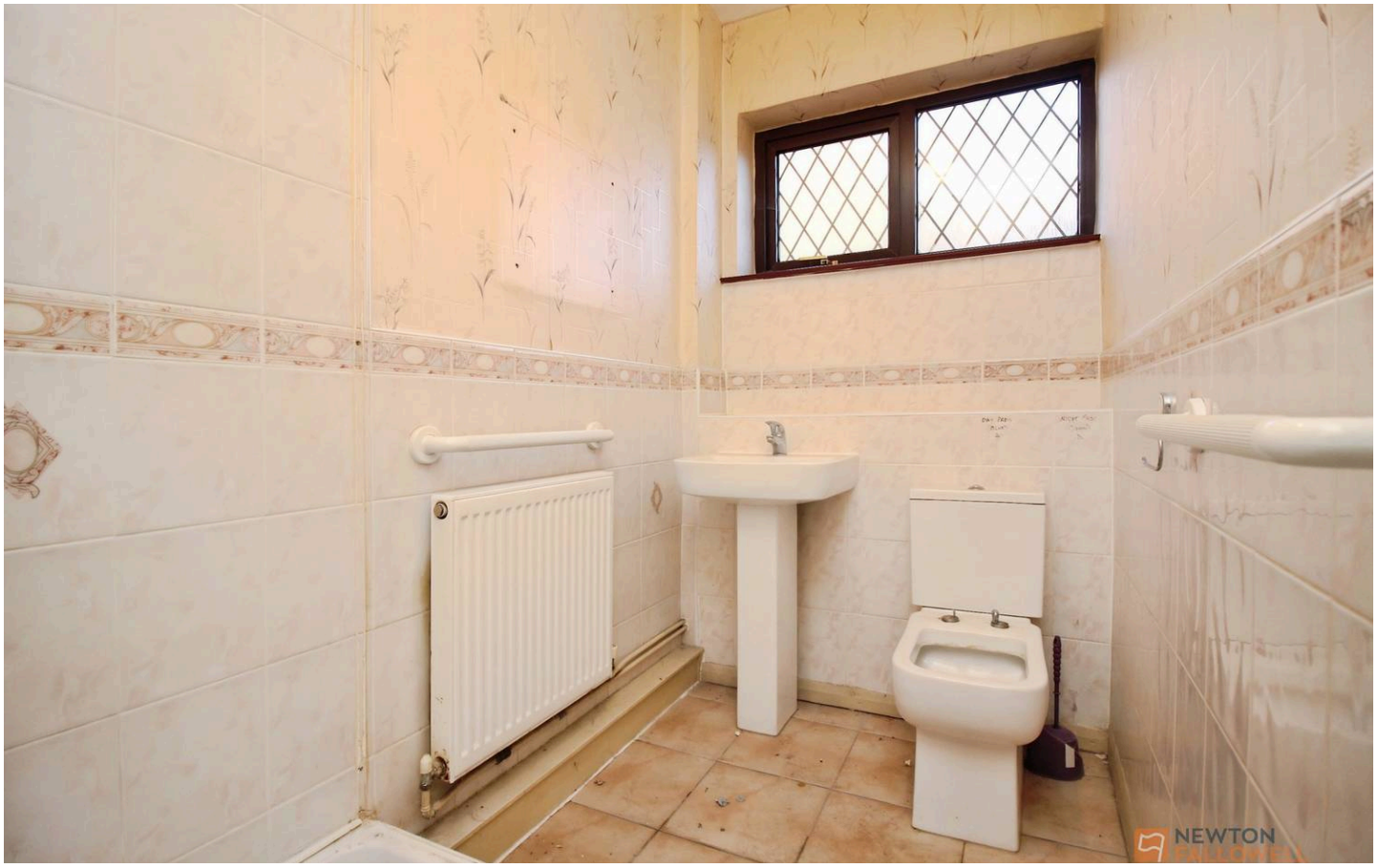
Agents Note

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 (Everyone Mortgages) 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're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

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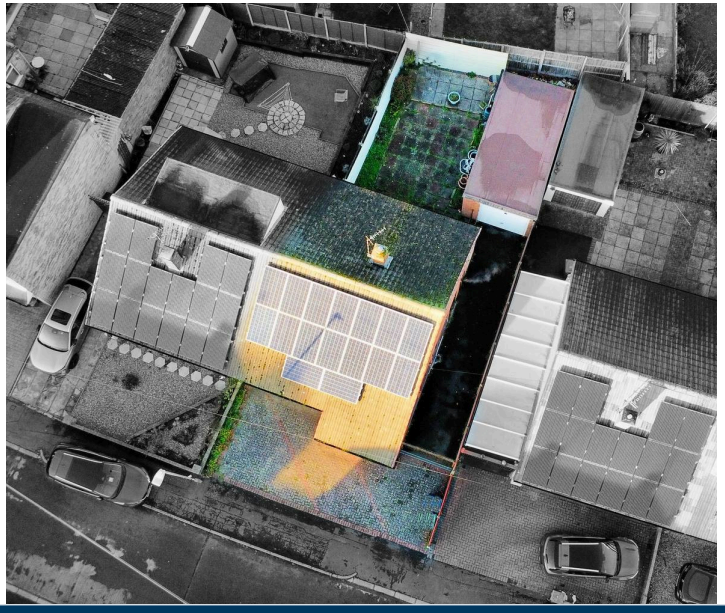
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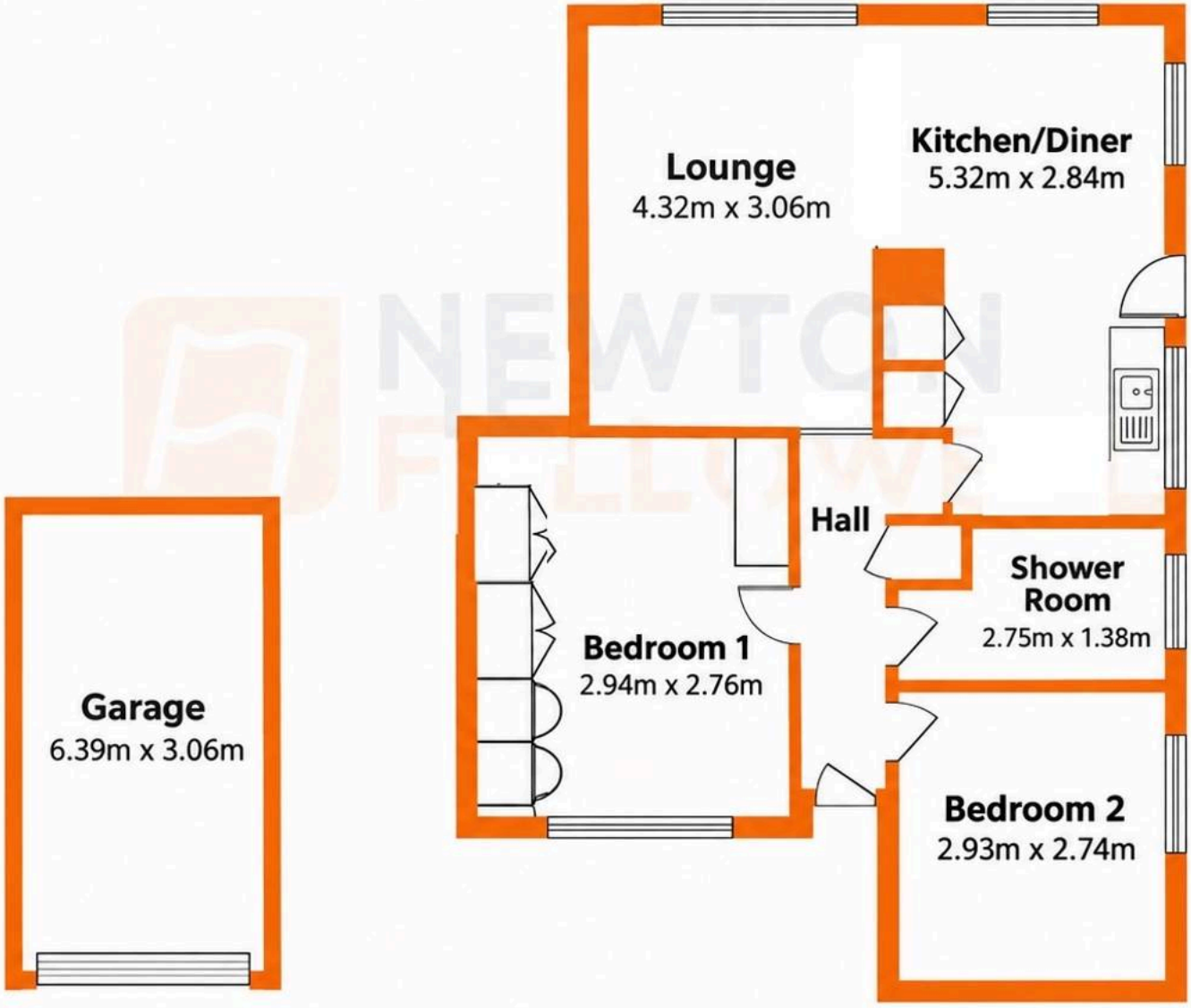
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GARAGE

FLOOR PLAN

For illustrative purposes only. Not to scale. All dimensions are approximate.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK



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APPROVED CODE

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