



 NEWTON

46 Cleveleys Avenue, Leicester - LE3 2GG
£275,000

 **NEWTON FALLOWELL**

46 Cleveleys Avenue

Leicester

Newton Fallowell are delighted to present this well-appointed three-bedroom semi-detached home, offering an excellent opportunity for a wide range of buyers. Benefiting from gas central heating via a Worcester Bosch boiler and double glazing throughout, the accommodation comprises an entrance hall, a bright living room and a full-width kitchen/diner. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Ideally situated for convenient access to Fosse Park, major motorway links including the M1, and a range of local amenities, the property also benefits from a driveway providing off-road parking and an enclosed rear garden. Early viewing is highly recommended to fully appreciate the accommodation on offer.

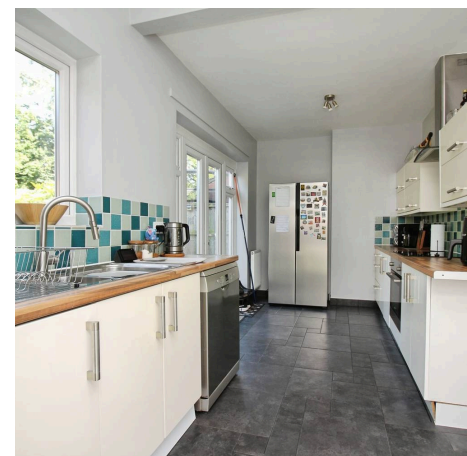
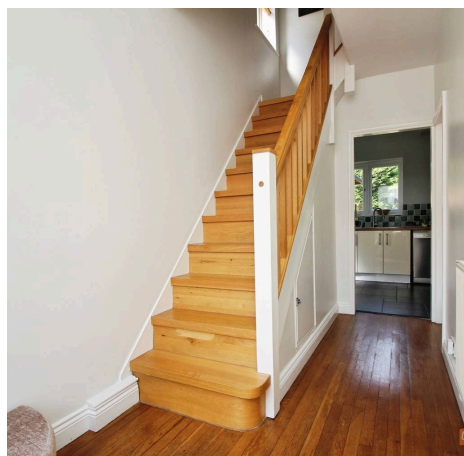
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom semi detached home
- Ideally located for access to the M1/M69
- Gas central heating (Worcester Bosch Boiler)
- Driveway providing off road parking
- Ideal first purchase or family home
- Modern fitted bathroom
- Need independent mortgage advice? Get in touch today!
- Tenure - freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Step into your new home

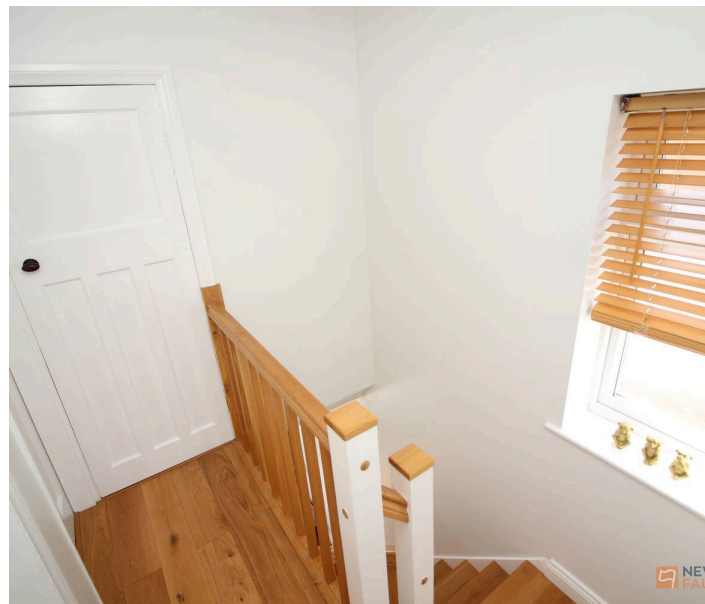
Entering through the front door, you are welcomed by an inviting entrance hall with wood flooring and a staircase rising to the first floor, providing access to both the lounge and kitchen/diner. The lounge is tastefully presented in neutral décor with wood-effect flooring, while a half bay window to the front elevation fills the room with natural light. The heart of the home is the modern kitchen/diner, fitted with a range of wall and base units, complementary work surfaces, a stainless steel sink, integrated electric oven, gas hob with extractor hood, and space for a washing machine. A useful pantry provides additional storage, while tiled flooring, a side access door and French doors opening onto the rear garden complete this family space.

Moving upstairs

Moving upstairs there are three bedrooms to choose from, two double bedrooms and one single bedroom. The family bathroom completes the first-floor accommodation and is fitted with a contemporary three piece suite comprising a bath with shower, wash basin with storage beneath and WC, with complementary tiled surrounds. There is also a hatch to the loft space via the landing, which offers a drop down ladder, boarding, light and a velux window and lends itself to the potential to convert subject to necessary consents being obtained.

Outside

To the front, the property benefits from a driveway providing off-road parking. The rear enjoys a particularly private, non-overlooked garden, creating an ideal setting for relaxing or entertaining. A raised decked seating area offers the perfect space for outdoor dining, while the lawn is complemented by a variety of mature plants, shrubs and trees, creating a well-established outdoor environment.



Location

Braunstone Town, well known for its popularity in terms of convenience for ease of access to the Leicester City centre with all its excellent amenities therein as well as to the M1/M69 motorway network for travel North, South and West, adjoining Fosse Park shopping centre and Meridian Business and Entertainment Parks. Within the immediate vicinity are a fine range of local amenities to include a wide range of quality bars, and restaurants, shopping for day to day needs, schooling and regular bus services.

Tenure & Council Tax

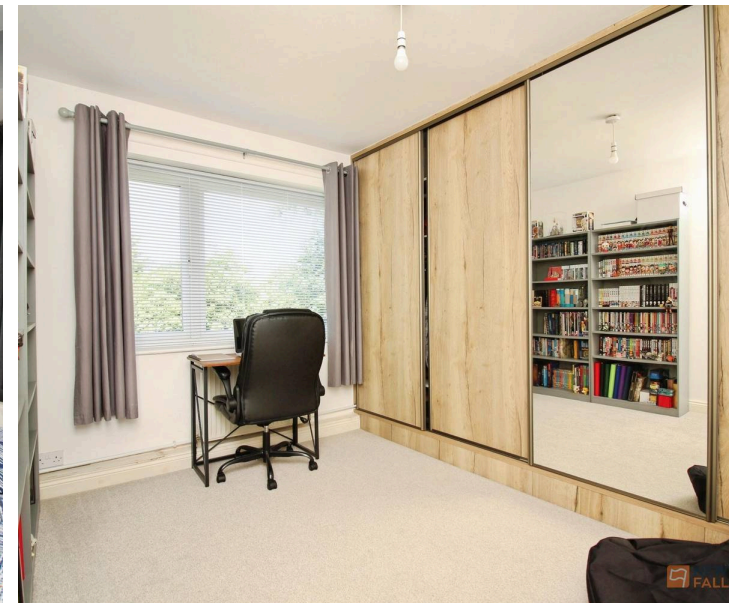
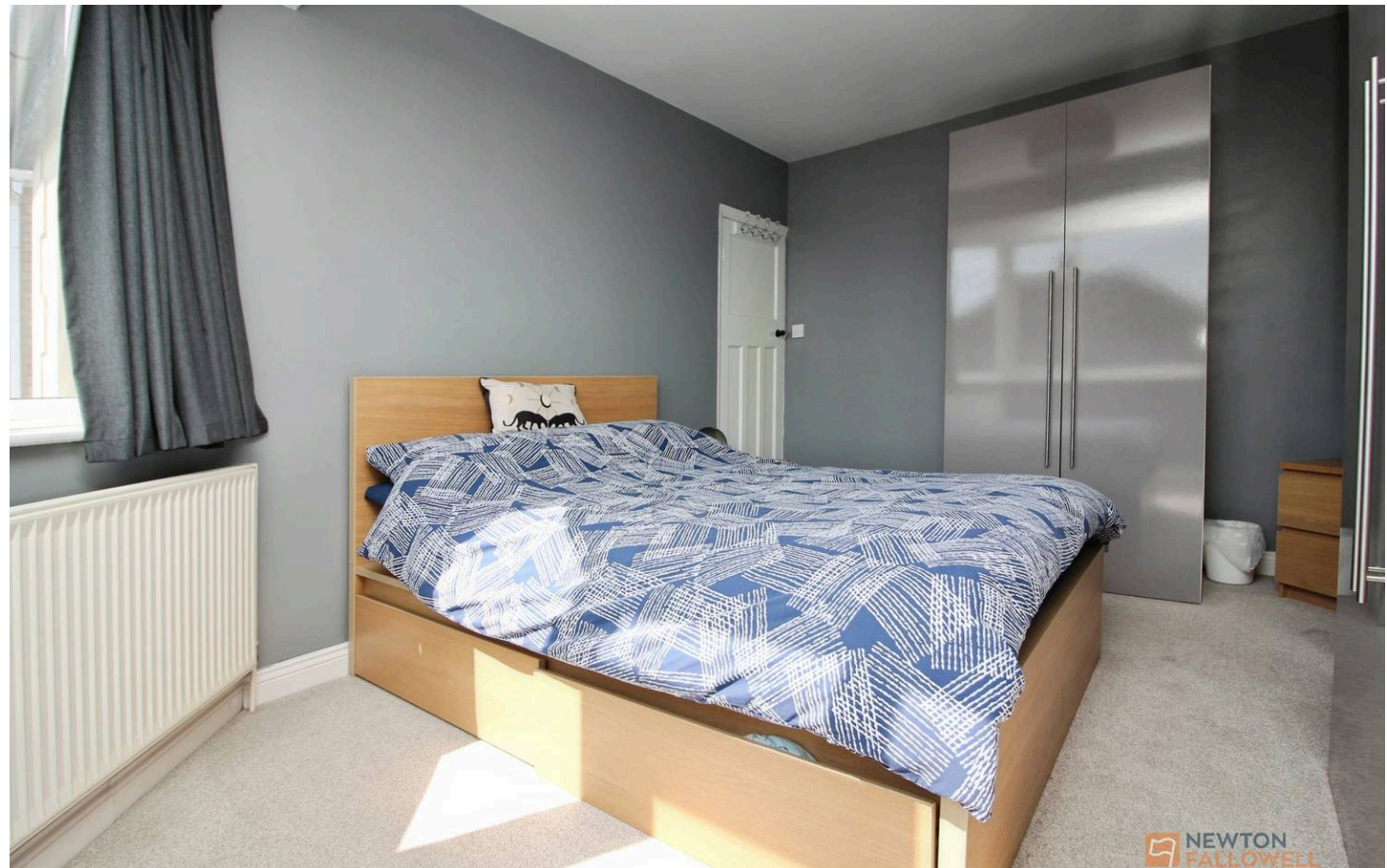
We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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.





Agents Note

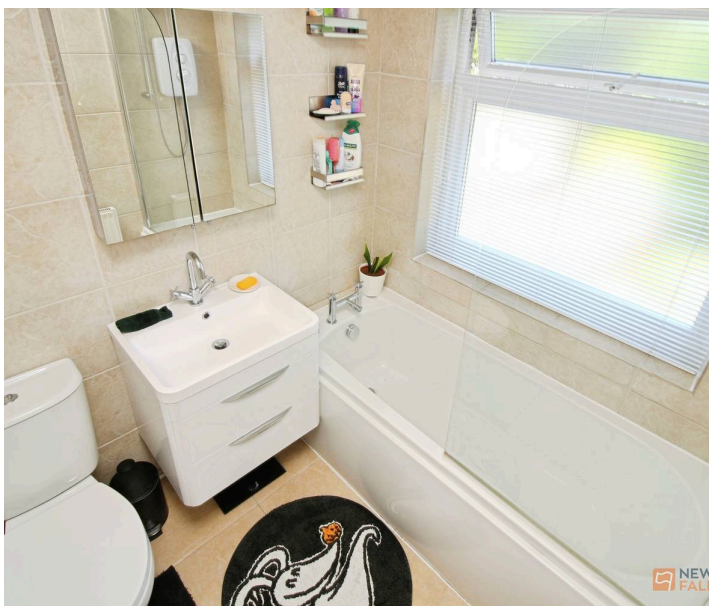
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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.

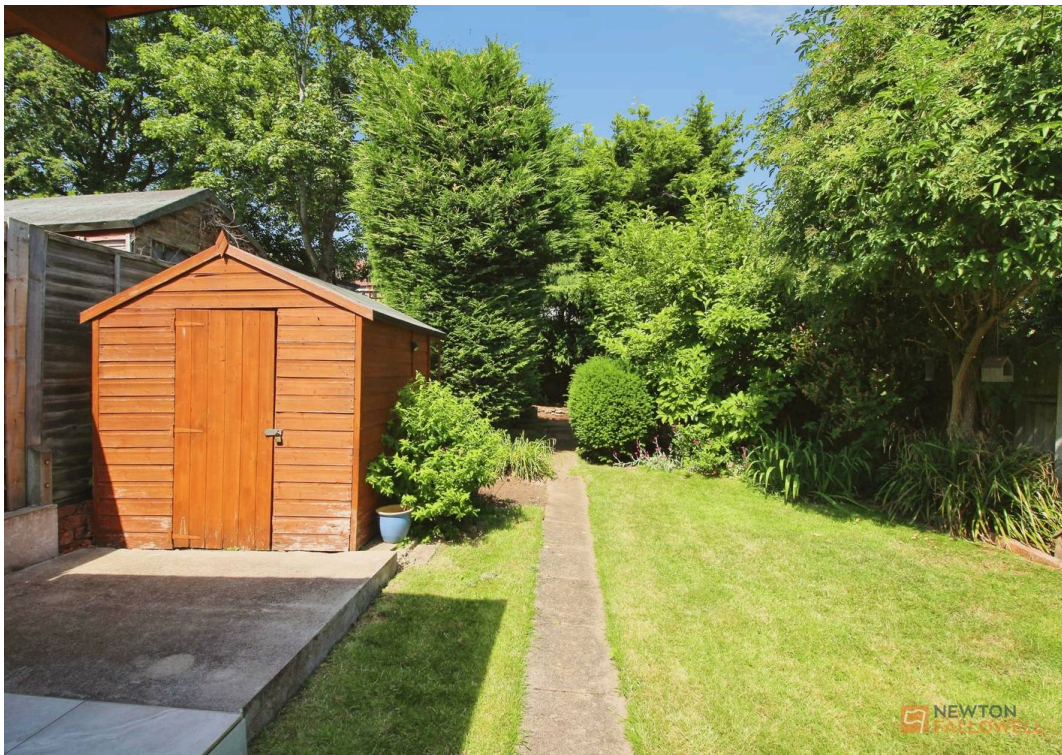
Referrals

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

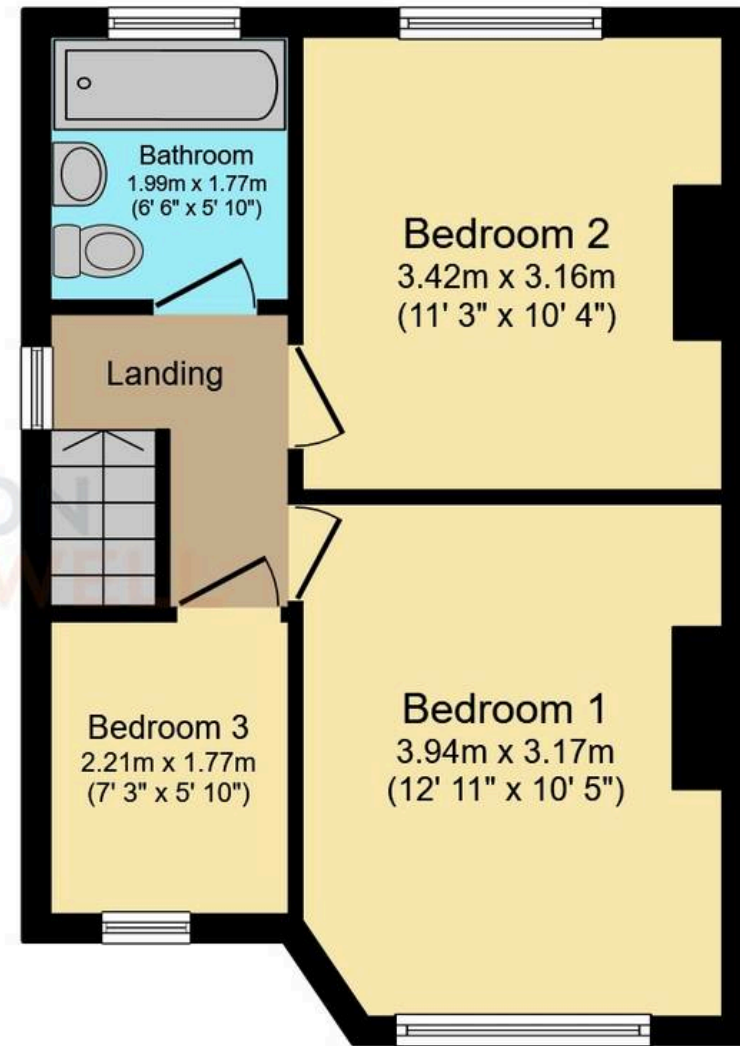
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 71.6 sq.m. (771 sq.ft.)

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



Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**