



Rawson Street, Enderby, LE19

 2  1  2

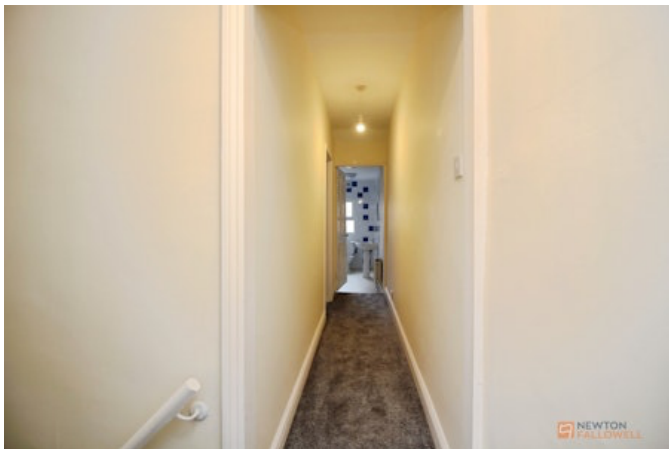
£190,000



## Key Features

- Two bedroom traditional mid terrace
- Available with no upward chain
- Located within the heart of the Enderby
- Two reception rooms
- Ideal first buy or buy to let investment
- Conveniently located for access to the M1, M69 & Fosse Park Shopping
- EPC rating D
- Freehold





**PERFECT FIRST BUY!** - Available with no upward chain and perfect for those in search of a buy to let investment or their first home, fall in love with this two bedroom traditional terrace occupying a convenient position in the popular village of Enderby and must be viewed in person to fully appreciate the potential. Benefiting from gas central heating and double glazing, the layout includes two reception rooms and kitchen. Upstairs you will find two bedrooms and a bathroom. To the rear is a lawned garden. Situated for easy access to the motorway network, Fosse Shopping Park and Meridian Leisure Park, an early viewing is highly recommended.

### Ground Floor

Upon entering the home, you are welcomed into the main reception room, featuring a front-facing window that allows for plenty of natural light, along with a convenient built-in meter cupboard.

A door leads through to the second reception room, which is attractively presented with wood-effect flooring and benefits from a staircase rising to the first floor, creating a central hub within the home.

The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces. It includes a built-in oven, four-ring hob with extractor hood above, sink with drainer, and space for additional appliances. A glazed door provides direct access to the garden, enhancing the sense of light and practicality.

### First Floor

Ascend to the first floor, a landing gives access to two practical bedrooms. A bathroom completes the first floor fitted with a three piece suite comprising a bath, wash hand basin and WC, with complementary tiling and a concealed central heating boiler.

### Outside

A particular focal point of the property is the rear garden consisting of both lawned and low maintenance areas, with a

outbuilding to the far back and shared gated access across the neighbouring terraces.

### Location

Enderby is an extremely favoured location within Leicestershire, with a long history dating back to Roman times. The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw – whether in the village itself, in close-by Narborough or Fosse Shopping Park. Transport links are excellent. It sits in one of the most sought-after Leicestershire postcodes - and with Leicester city centre a mere twenty-minute commute, it really does have it all.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - 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

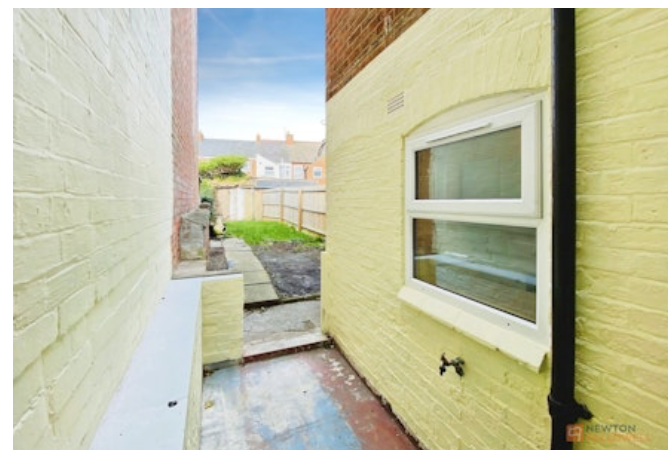
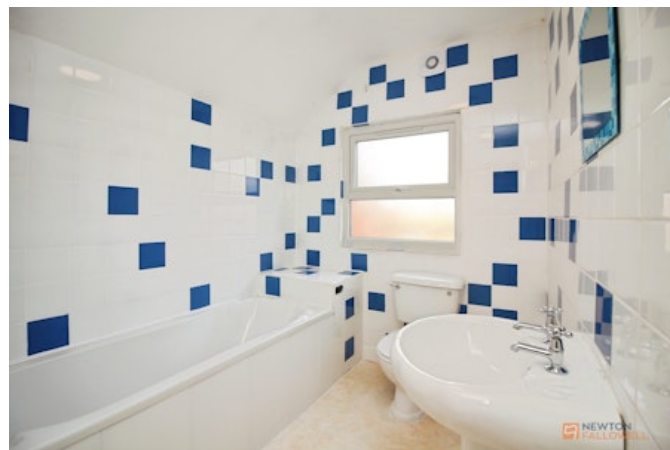
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

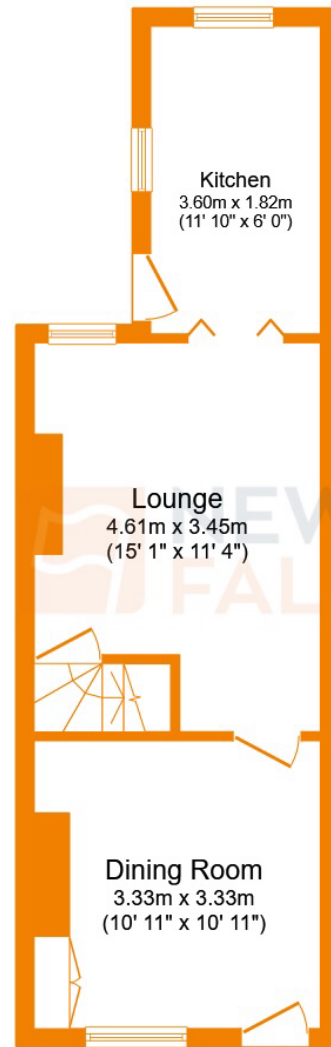
### Referrals

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.

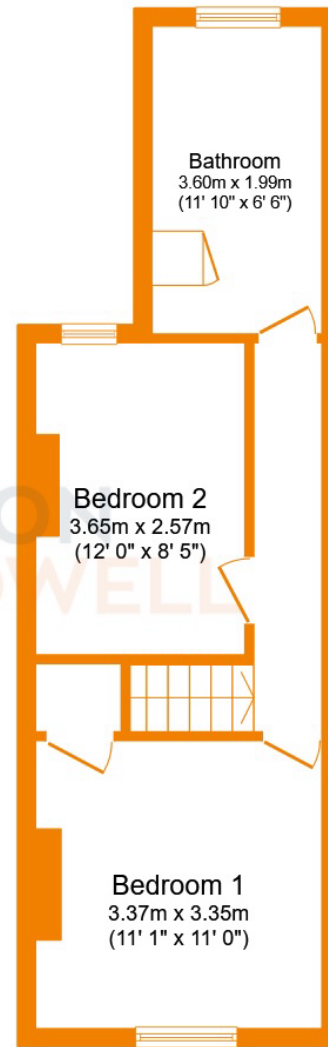
### Free Property Valuations

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](http://www.Propertybox.io)

