



9 Nelson Street, Syston - LE7 2JQ
£179,950

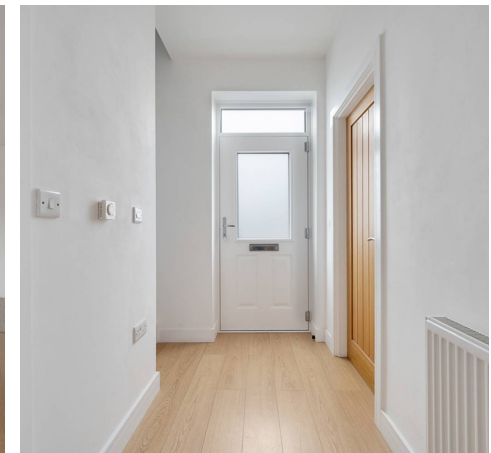
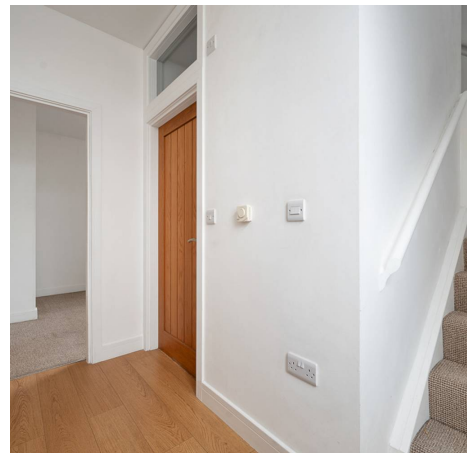
 **NEWTON FALLOWELL**

9 Nelson Street

Syston, Leicester

Built in 2015, this neutrally decorated and well proportioned two-bedroom maisonette offers stylish, low-maintenance living in a quiet location close to the centre of Syston. The ground floor features two double bedrooms, with the principal benefiting from a built-in wardrobe and modern en-suite bathroom. A separate contemporary shower room with sink and toilet serves the second bedroom and guests. Upstairs, the impressive open-plan living kitchen diner enjoys a bright, 'penthouse-style' layout with dual-aspect windows, fitted units, built-in Hotpoint oven and gas hob, plus included white goods (fridge/freezer and washer/dryer). Further benefits include fitted blinds, gas combi central heating with dual-zone controls, one allocated off-road parking space. An ideal first purchase or buy to let investment which could achieve around £930 PCM, the property also represents an excellent investment opportunity due to having a valid EPC, valid EICR and a valid gas safety check.

- Two double bedrooms
- En-suite bathroom & separate shower room
- Available with no upward chain
- Allocated parking space
- Gas combi central heating with two zone settings (upstairs & downstairs)
- Located in the heart of Syston, within walking distance to local amenities
- Open plan 'penthouse' style living kitchen diner upstairs
- Tenure - Freehold / Tax Band B
- Current EPC Rating C / Valid EICR / Valid Gas Safety Certificate
- Viewings strictly by appointment only!





Step inside your new home

Step inside to a welcoming entrance hall with contemporary flooring and stairs leading to the main living accommodation. The ground floor provides access to two well-proportioned double bedrooms, both tastefully decorated in neutral tones and finished with carpeting. The principal bedroom benefits from a modern en-suite bathroom featuring a bath, wash basin and WC, complemented by part-tiled walls and a heated towel rail. A stylish shower room, fitted with a shower enclosure, wash basin and WC, completes the ground floor. The first floor is the heart of the home, offering a bright and spacious open-plan living kitchen diner. Filled with natural light from three dual-aspect windows, the kitchen is fitted with a range of wall and base units, complementary work surfaces, a built-in Hotpoint oven, four-ring gas hob with extractor hood, sink with drainer and boiler.

Location

Syston is a well-served town just north of Leicester, offering a wide range of local shopping and schooling facilities. Boasting a vibrant community, it is ideally situated for convenient access to Melton Mowbray, Loughborough, and the A46 western bypass, providing direct links to the M1 motorway.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood 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.



Making an Offer

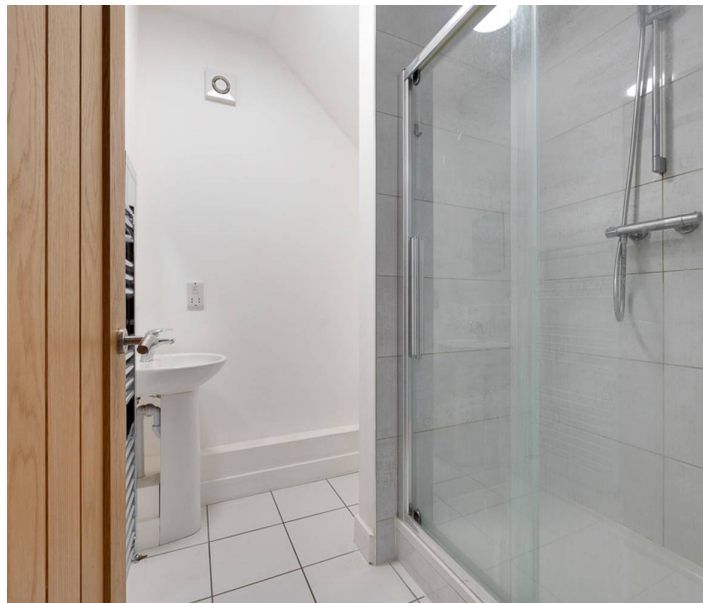
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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."

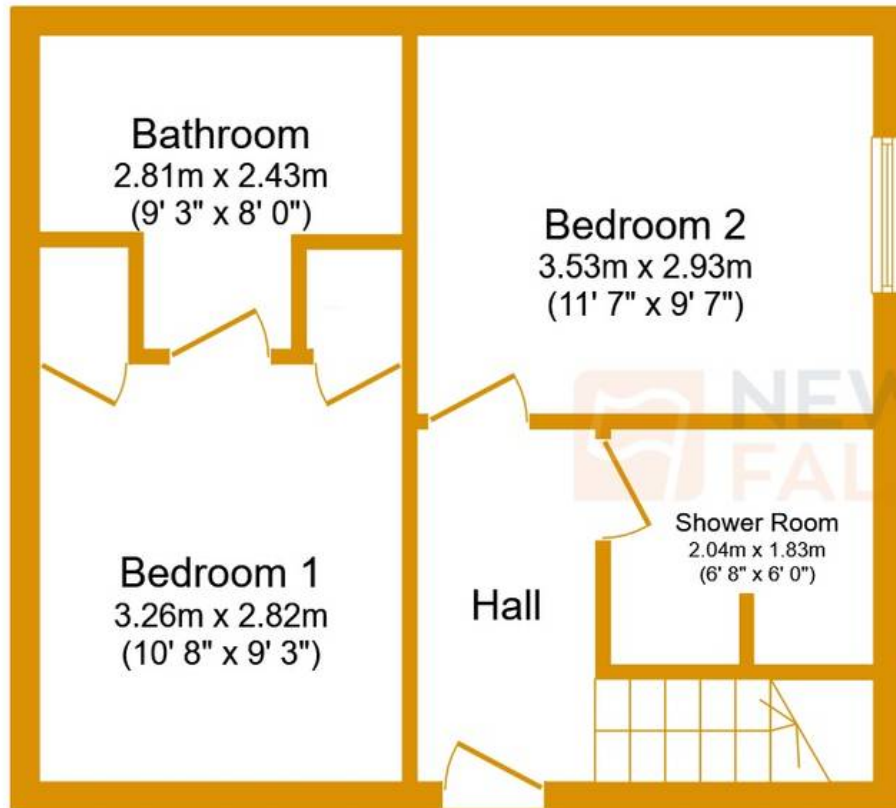
Agents Note

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.

Thinking of Selling?

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: 74.2 sq.m. (799 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



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