



 NEWTON

Hardwick Crescent, Syston - LE7 1NY
£199,950

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

Hardwick Crescent

Syston, Leicester

Enjoying a set-back position from the road, this two-bedroom Georgian-style terrace is well placed within a short walking distance of Syston train station and offers convenient access to major road links. Well suited to first-time buyers or investors, the property comprises an entrance lobby, lounge, kitchen and a rear hall, with the first floor offering two well-proportioned bedrooms and a bathroom. Outside there are front and rear lawned gardens. The home benefits from gas central heating and double-glazed windows throughout. Available with no upward chain, an internal inspection is recommended to fully appreciate the accommodation on offer.

Council Tax band: B

Tenure: Freehold

EPC Rating TBC

- Two well proportioned bedrooms
- Mid terraced house, perfect first first time buyers or investors
- Available with no upward chain
- Within walking distance to Syston train station
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into the entrance porch, with a door leading through to the reception room, which is presented with wood-effect flooring and benefits from a useful storage cupboard. A door leads into the kitchen, fitted with a range of wall and base units complemented by roll-edge work surfaces, tiled splashbacks, a sink and drainer, built-in oven, four-ring hob, integrated fridge and freezer, and space for two additional appliances. To the rear, a lobby provides access to the garden and features a staircase rising to the first floor.

Moving upstairs

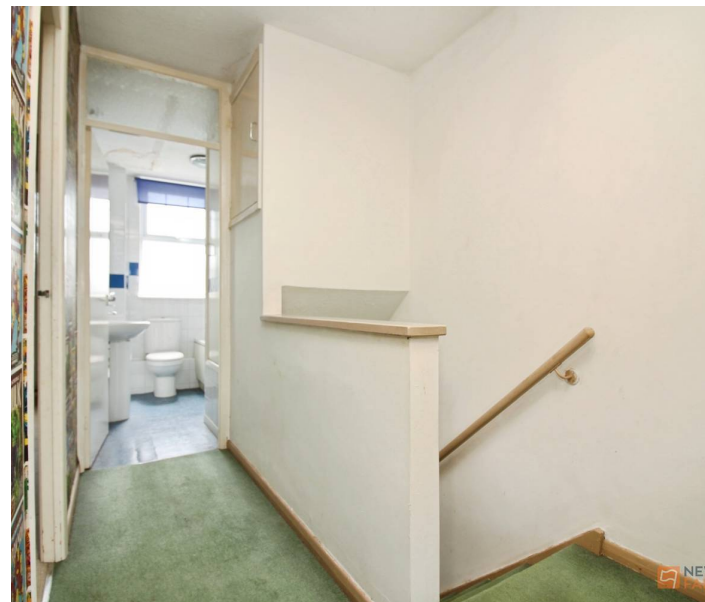
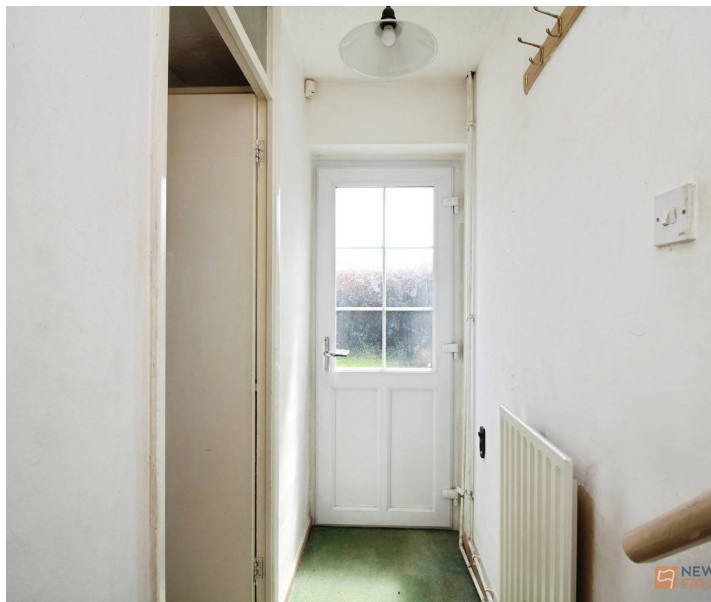
The first-floor landing provides access to two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe with mirrored sliding doors. Completing the first floor is the bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. A built-in cupboard provides useful storage and houses the boiler.

Outside

Set back from the road, the plot offers a lawned front garden with a pathway to the front door. The rear garden is enclosed by fencing and is mainly laid to lawn. There is also gated access from beyond.

Location

The property benefits from a convenient position within easy reach of a wide range of local amenities, including supermarkets, independent shops, cafés and well-regarded schools for all age groups. Syston town centre and train station are close by, offering regular services to Leicester and beyond, while excellent road links provide straightforward access to the A46, A6 and M1 for commuters. The area is also well served by local parks, green spaces and leisure facilities, making it an ideal location for families and professionals alike.



Tenure & Council Tax

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

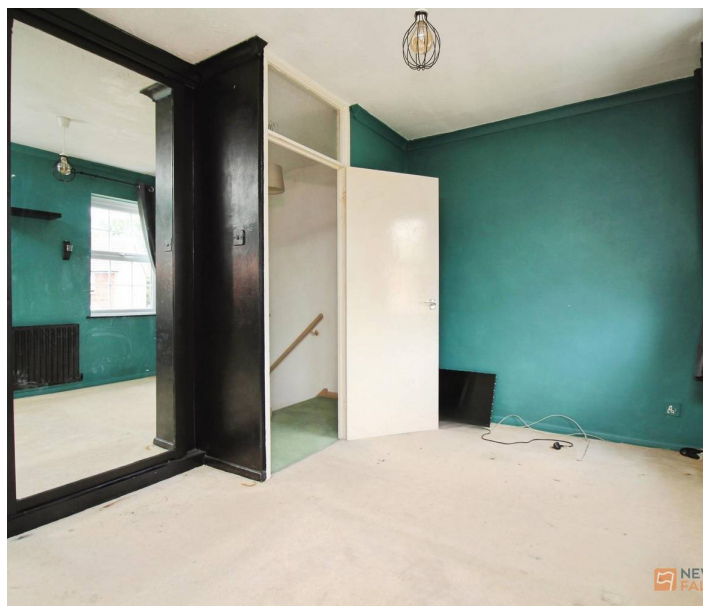
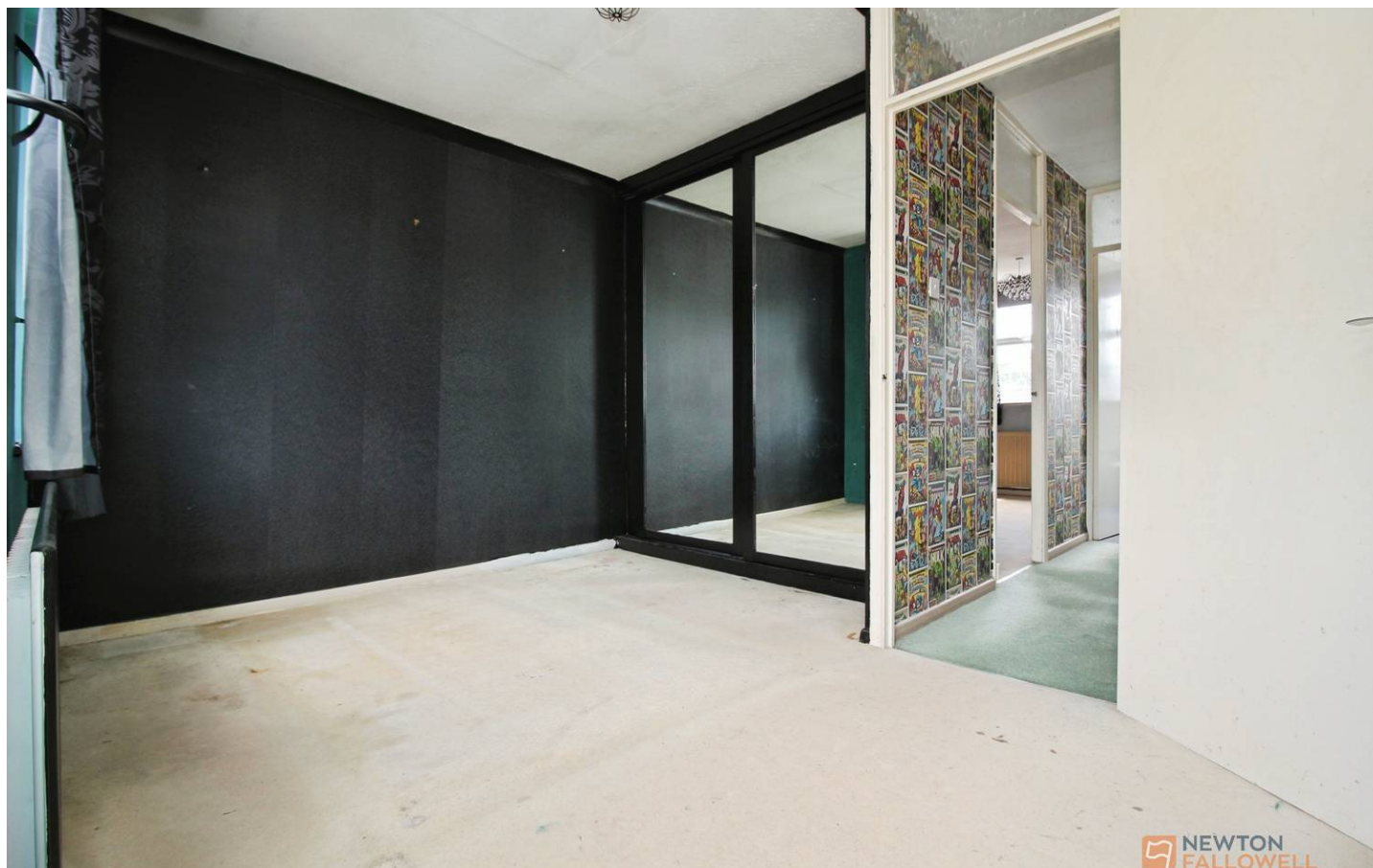
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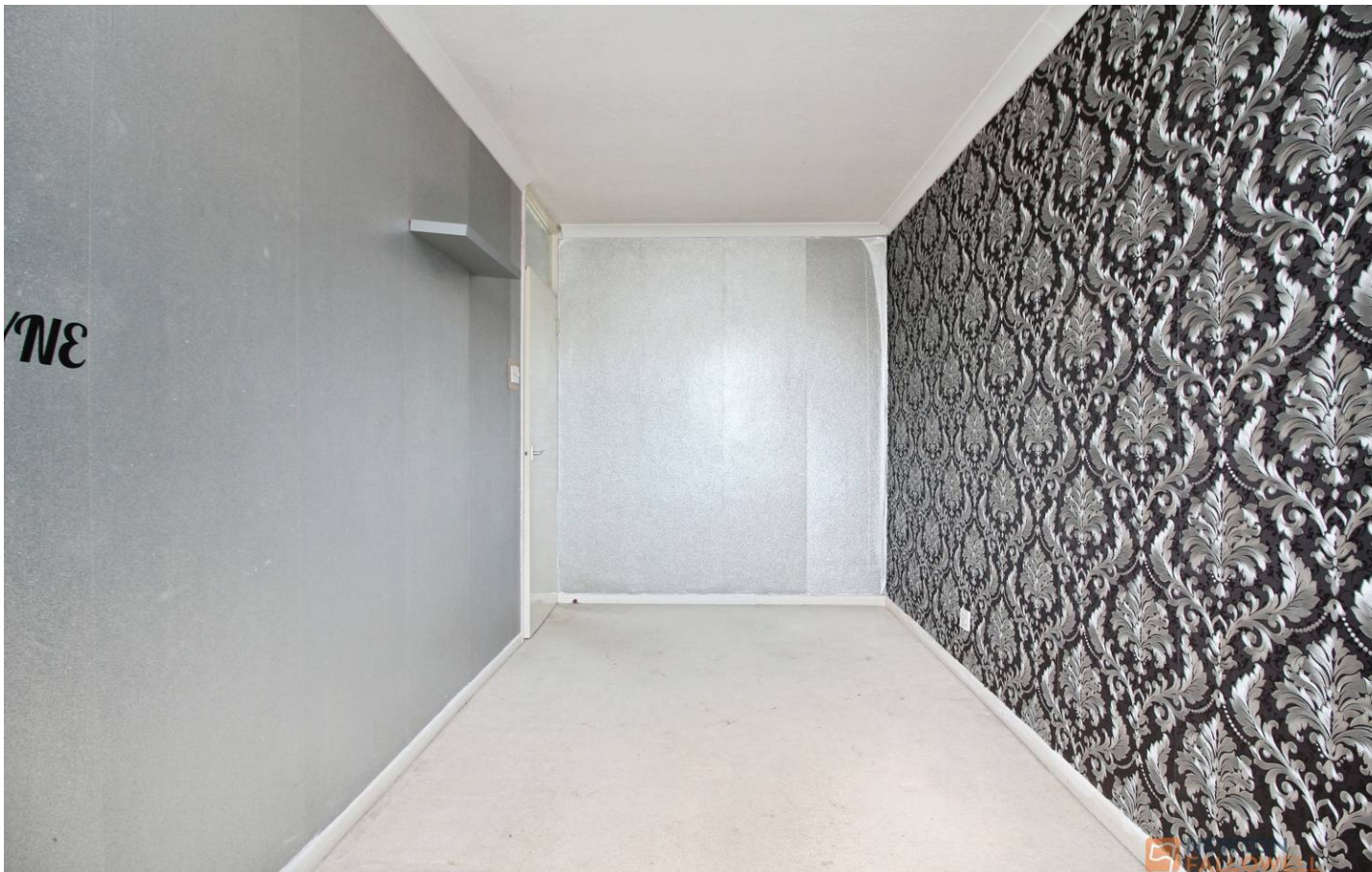
Need Independent Mortgage Advice?

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. 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 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.

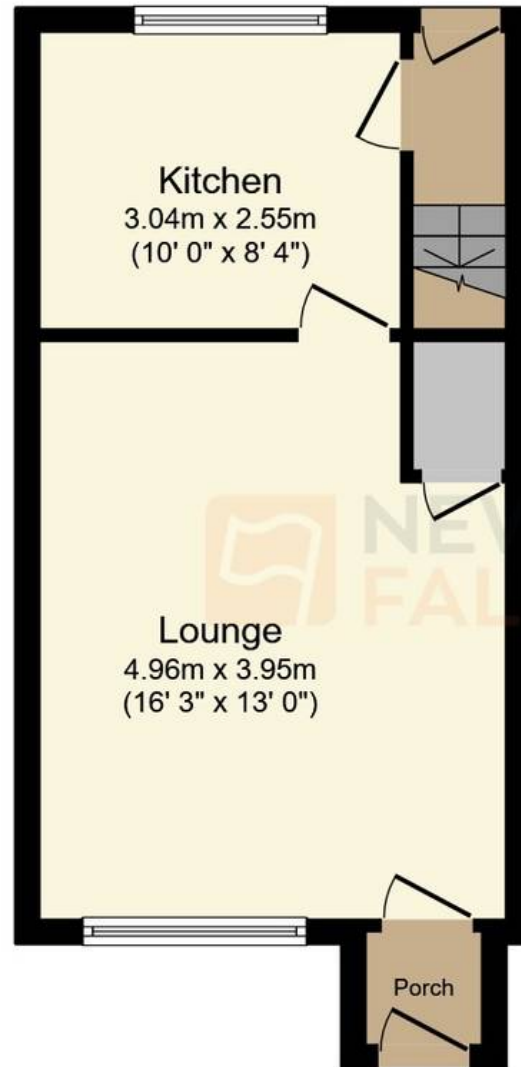
Referrals

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 (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.

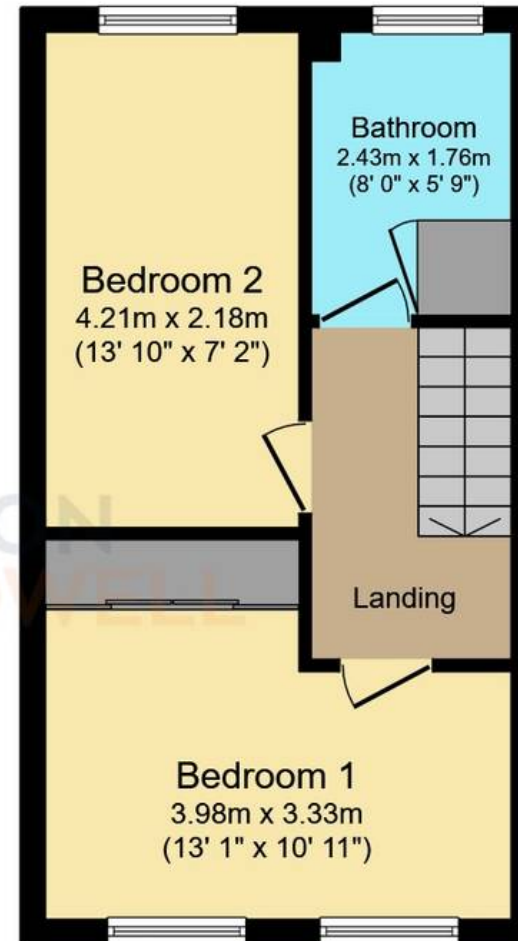
Free Property Valuations

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: 61.9 sq.m. (667 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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