

23 Faldo Close, Leicester - LE4 7TS

Offers Over £260,000

NEWTON FALLOWELL

The Property Ombudsman

23 Faldo Close

Leicester

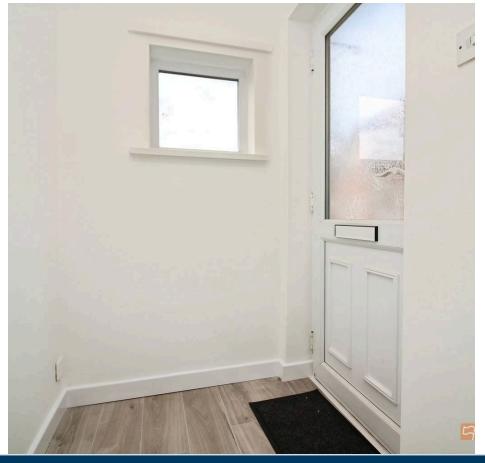
Set within the popular location of Rushey Mead and enjoying a tucked away cul de sac position, this two double bedroomed semi detached property is perfect for first time buyers and is conveniently located for access into the Leicester City. Benefiting from gas central heating and double glazing, the much improved and renovated internal accommodation comprises an entrance lobby, light and airy reception room, re-fitted kitchen, first floor landing, two double bedrooms and an upgraded bathroom. The set back plot offers a driveway, with front and rear lawned gardens. Perfect for those in search of a 'turn key' home, an early viewing is highly recommended to avoid disappointment.

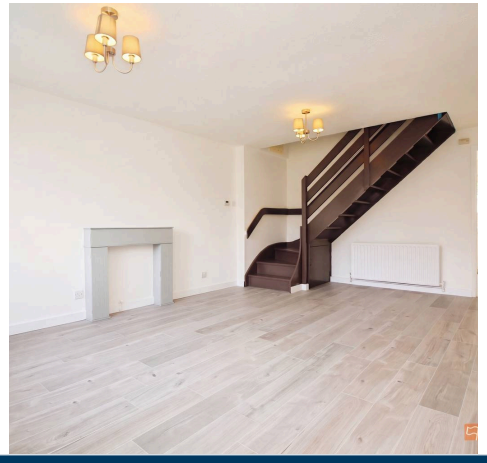
EPC Energy Efficiency Rating: C

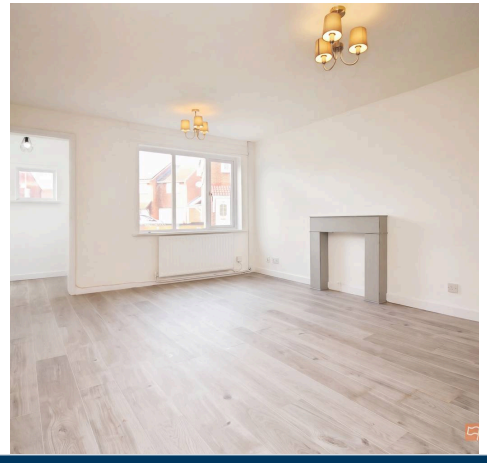
EPC Environmental Impact Rating: C

- Two double bedrooms
- Available with no upward chain
- Much improved and renovated interior
- A perfect first purchase
- Tucked away cul de sac location
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!















Welcome to your new home

Upon entry to the home you step into the welcoming entrance lobby, presented with neutral decor and wood effect flooring, providing the perfect place for your coats and shoes. A glazed door leads through to the reception room offering continuation of the decor, with a window overlooking the front aspect, feature decorative fireplace with storage and a staircase rising to the first floor. A particular highlight of the home is the kitchen, re-fitted with a modern range of wall and base units with complementary work surfaces over, built in oven, hob with hood, sink and drainer and space for appliances. A door leads to the garden.

Moving upstairs

Ascend to the first floor, the landing serves access to two double bedrooms, one of which benefits from having a built in storage cupboard. Completing the first floor is the modern bathroom fitted with a three piece suite comprising a bath, wash basin and WC, with complementary tiled surrounds.

Outside

Externally, the property benefits from a driveway providing off-road parking and gated side access to the rear. The rear garden is a standout feature, offering plenty of outdoor space with mature trees and established fencing creating a pleasant and private backdrop. With a patio area already in place and ample room for further landscaping, the garden presents superb potential for buyers looking to create their ideal outdoor retreat.

Location

Located in Rushy Mead, the property is close to a variety of local amenities including shops, supermarkets and schools; all within easy access of Leicester City Centre. There are good road links nearby with access to the A46 and A6, as well as regular bus routes into the city centre, making it a convenient location for both commuting and everyday needs.

Tenure & Council Tax
We understand the property to be freehold with vacant possession upon completion. Leicester City 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.

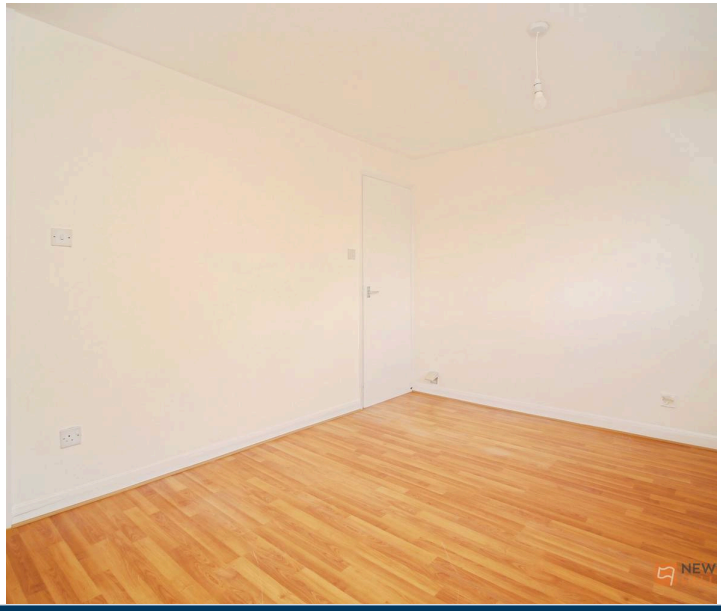
Viewing Arrangements
Viewings are strictly by appointment only.

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.

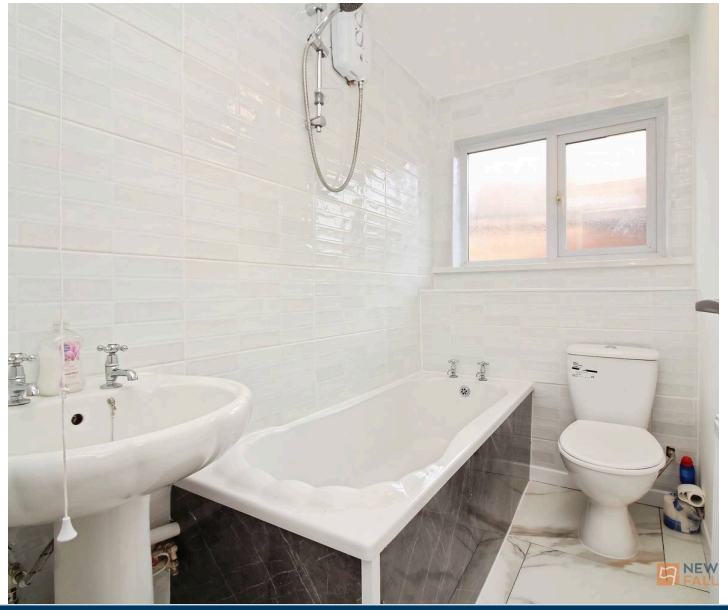
Making an Offer
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark if you have 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."













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

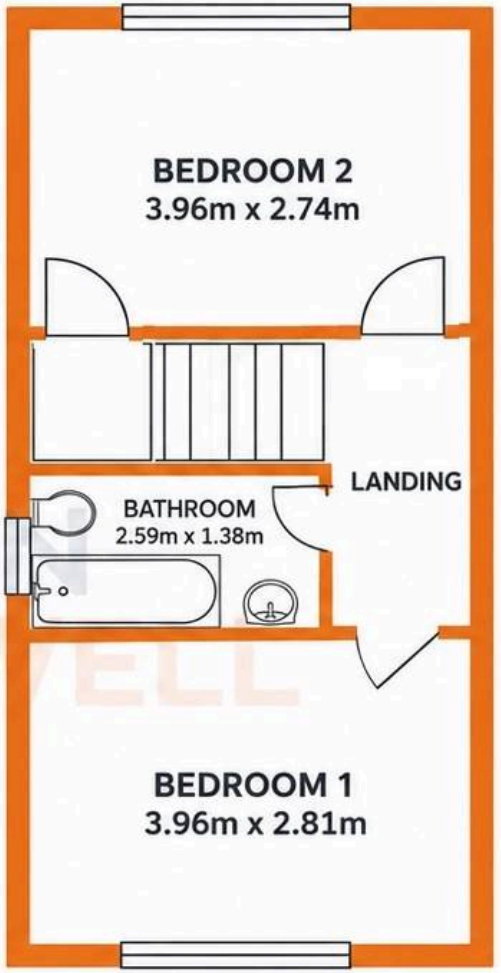
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.











NEWTON FALLOWELL

GROUND FLOOR
34.90 sq m (375.64 sq ft)

FIRST FLOOR
32.59 sq m (350.76 sq ft)

Total approximate floor area: 67.49 sq m (726.40 sq ft)

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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK



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APPROVED CODE

NEWTON FALLOWELL