



19 Marshall Street, Leicester - LE3 5FA  
£160,000

 **NEWTON FALLOWELL**

## 19 Marshall Street

### Leicester

Newton Fallowell are delighted to offer to the market this well-positioned mid-terraced property, ideally located for convenient access to Leicester City Centre. Offering well-proportioned accommodation arranged over two floors, the property would make an excellent first-time purchase or investment opportunity. The accommodation comprises two reception rooms, a fitted kitchen, landing, two double bedrooms and a four-piece bathroom. Externally, the property benefits from a low-maintenance rear courtyard with useful storage and WC. Further benefits include neutral décor throughout and the property being offered for sale with **no upward chain**.

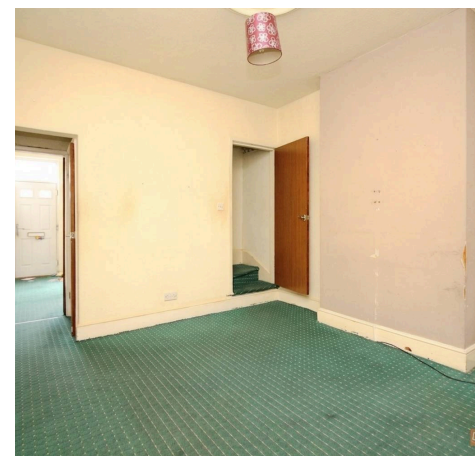
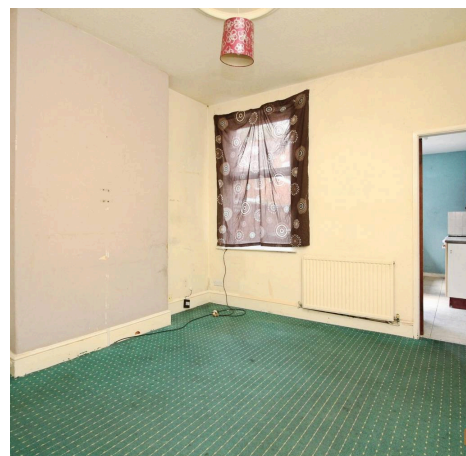
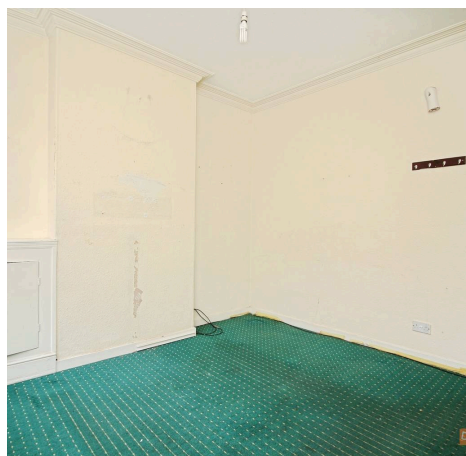
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two bedroom mid terrace house
- Available with no upward chain
- Two reception rooms
- Upstairs bathroom
- Ideally located for access to City Centre
- Perfect first buy or investment purchase
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating TBC
- Viewings strictly by appointment only!





### Location

Woodgate is ideally situated close to Leicester City Centre, offering a convenient range of local amenities alongside excellent transport links. The area provides easy access to the A50, which in turn connects to the A46 and M1, making it well suited to commuters. Regular local bus services provide convenient access to the city and surrounding areas, while a selection of primary schools can also be found nearby.

### Tenure & Council Tax

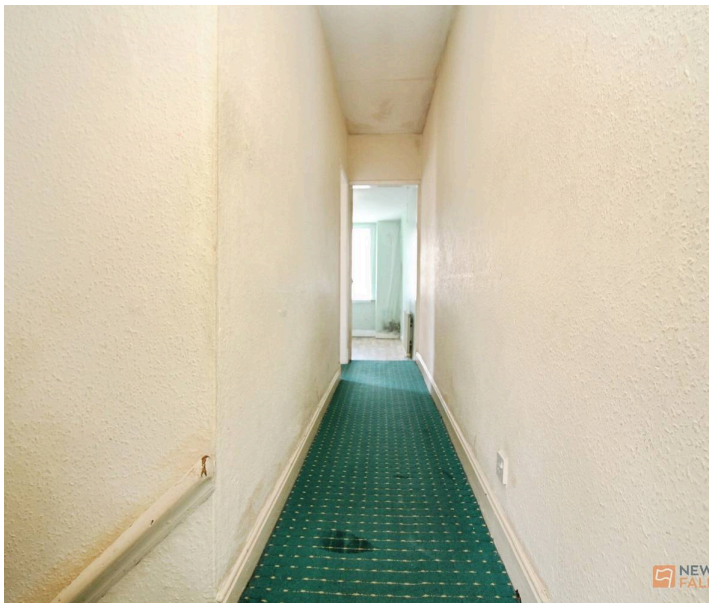
We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council – Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce 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

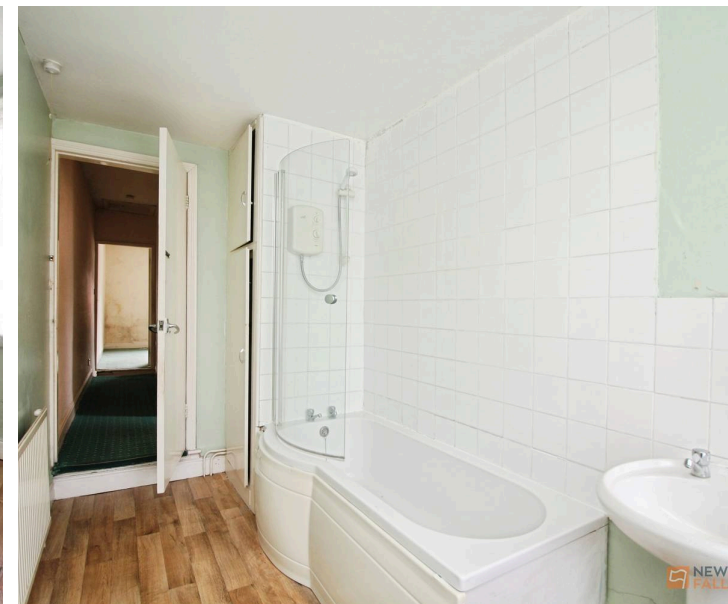
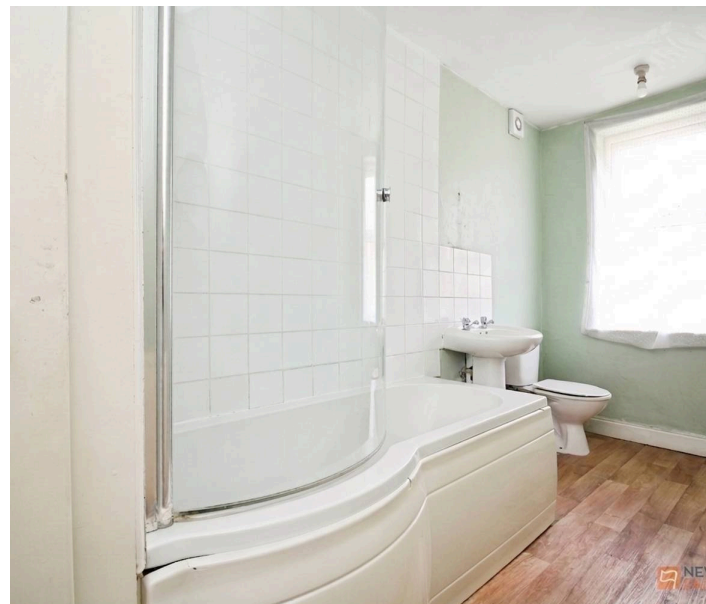
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you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

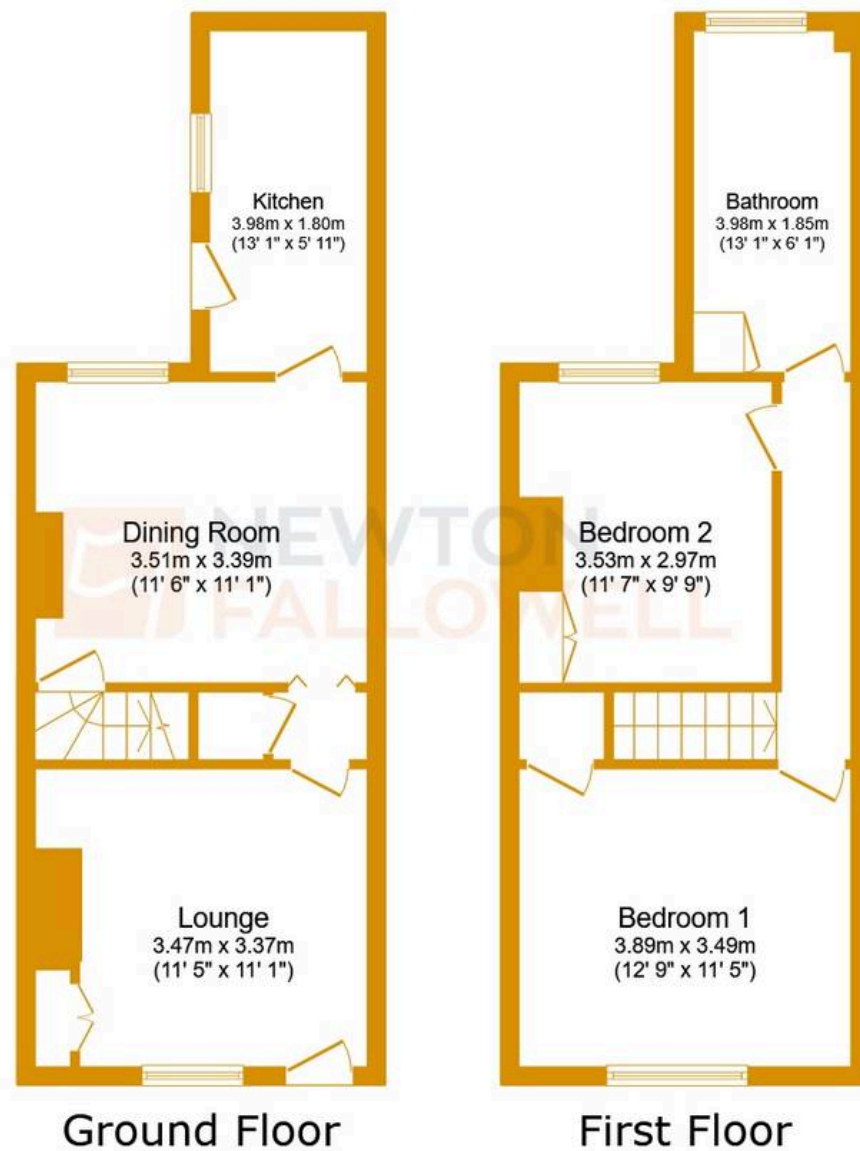
## Agents Note

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 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.

## 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.





Total floor area: 77.6 sq.m. (835 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](http://www.Propertybox.io)



## Newton Fallowell LFE

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