



16 Wellington Street, Syston - LE7 2LG
£200,000

 **NEWTON FALLOWELL**

16 Wellington Street

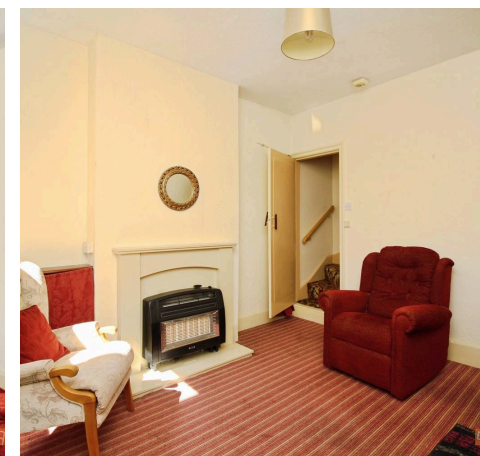
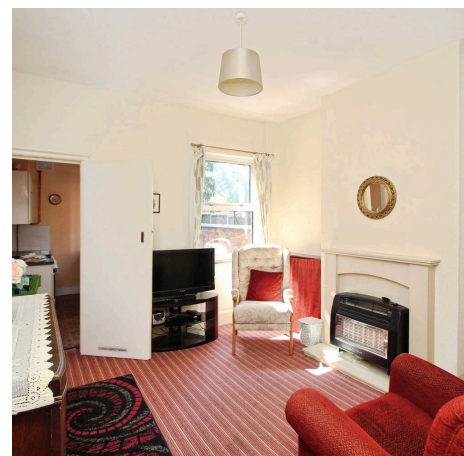
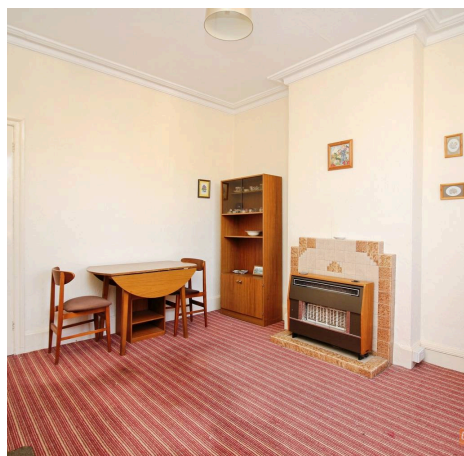
Syston, Leicester

This traditional bay-fronted two-bedroom terraced home is ideally located within walking distance of local amenities and Syston Train Station, making it perfect for commuters and first-time buyers alike. In need of modernisation but boasting amazing potential, the well-balanced layout comprising two reception rooms, a kitchen, first-floor landing, two bedrooms, and a bathroom fitted with a three-piece suite. Externally, the rear garden provides a pleasant low maintenance outdoor space and includes two outbuildings, one being a WC. Having been occupied by the same family for many years, an early viewing is strongly recommended to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Bay fronted terrace house
- Within walking distance to Syston Town Centre
- Available with no upward chain
- In need of modernisation but boasting amazing potential
- Ideal first purchase
- 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 primary reception room, which features carpet flooring and benefits from an abundance of natural light provided by a walk-in bay window overlooking the front elevation. A door leads through to an inner lobby, which benefits from a useful storage cupboard and provides open access to the second reception room. This room also features carpet flooring and a window overlooking the rear elevation. An enclosed staircase rises to the first floor, while a further door leads through to the kitchen, which is fitted with a range of wall and base units, a sink and drainer, cooker and roll-edge work surfaces.

Moving upstairs

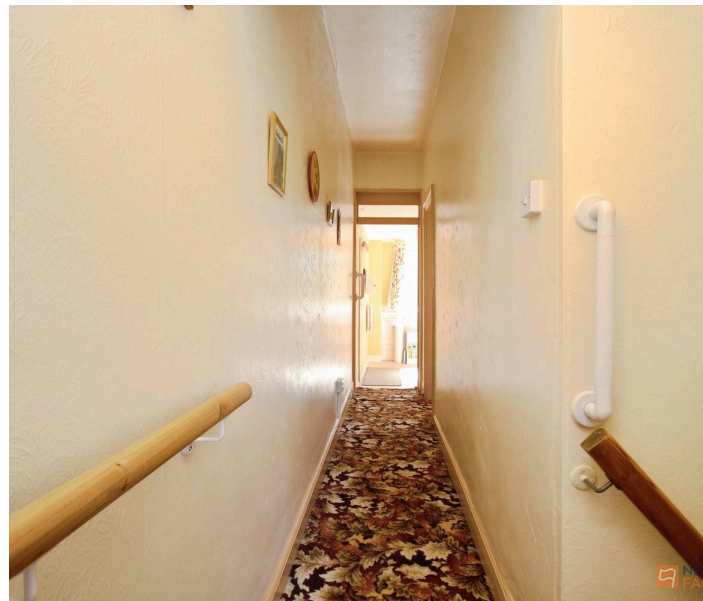
Ascend to the first floor, a carpeted landing provides access to two double bedrooms, the second enjoying the use of a built in storage cupboard. The bathroom completes the first floor and is fitted with a three piece suite comprising a bath, wash basin and WC, with part tiled surrounds and a built in airing cupboard.

Outside

There is a small forecourt with brick wall front boundary and pathway to the front door. To the rear is a low maintenance garden with brick wall and fenced boundaries as well as two outbuildings, one being a WC. Shared gated access leads to the front.

Location

System is a vibrant village flanked by some of the County's most beautiful rolling countryside whilst being located just six miles north-east of Leicester city centre. The village provides a good range of shopping, leisure and recreational facilities and excellent access to the M1/M69 motorway networks and associated Fosse Retail Park.



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

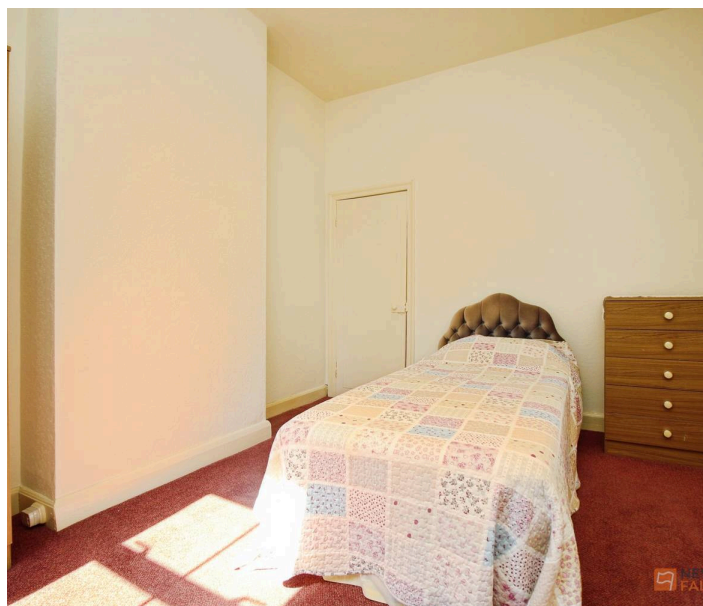
Viewings are strictly by appointment only.

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

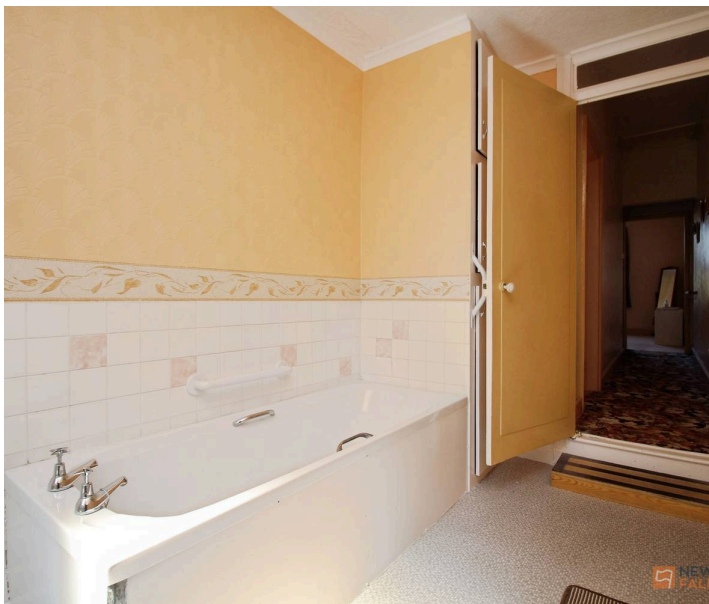
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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. 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.

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: 76.3 sq.m. (822 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



Newton Fallowell Syston

Newton Fallowell, 1250 Melton Road - LE7 2HB

01163440110 · syston@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**