



NEWTON

22 Bridge Close, Thurmaston - LE4 8GY

Asking Price £130,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

22 Bridge Close

Thurmaston, Leicester

PERFECT STARTER HOME! - Occupying a set back position and boasting gas central heating, walk in and be surprised by this one bedroom quarter house situated in the popular area of Thurmaston with easy access to transport links and amenities! The layout includes an I-shaped lounge diner with new carpets (Oct 2026) and a modern fitted kitchen, with a spiral staircase rising to the first floor which boasts a double bedroom with a built in wardrobe and a bathroom fitted with a contemporary three piece suite. Outside there is a low maintenance front garden with a useful storage shed as well as boasting an allocated parking space nearby. Available with no upward chain, an immediate viewing comes highly recommended to avoid disappointment.

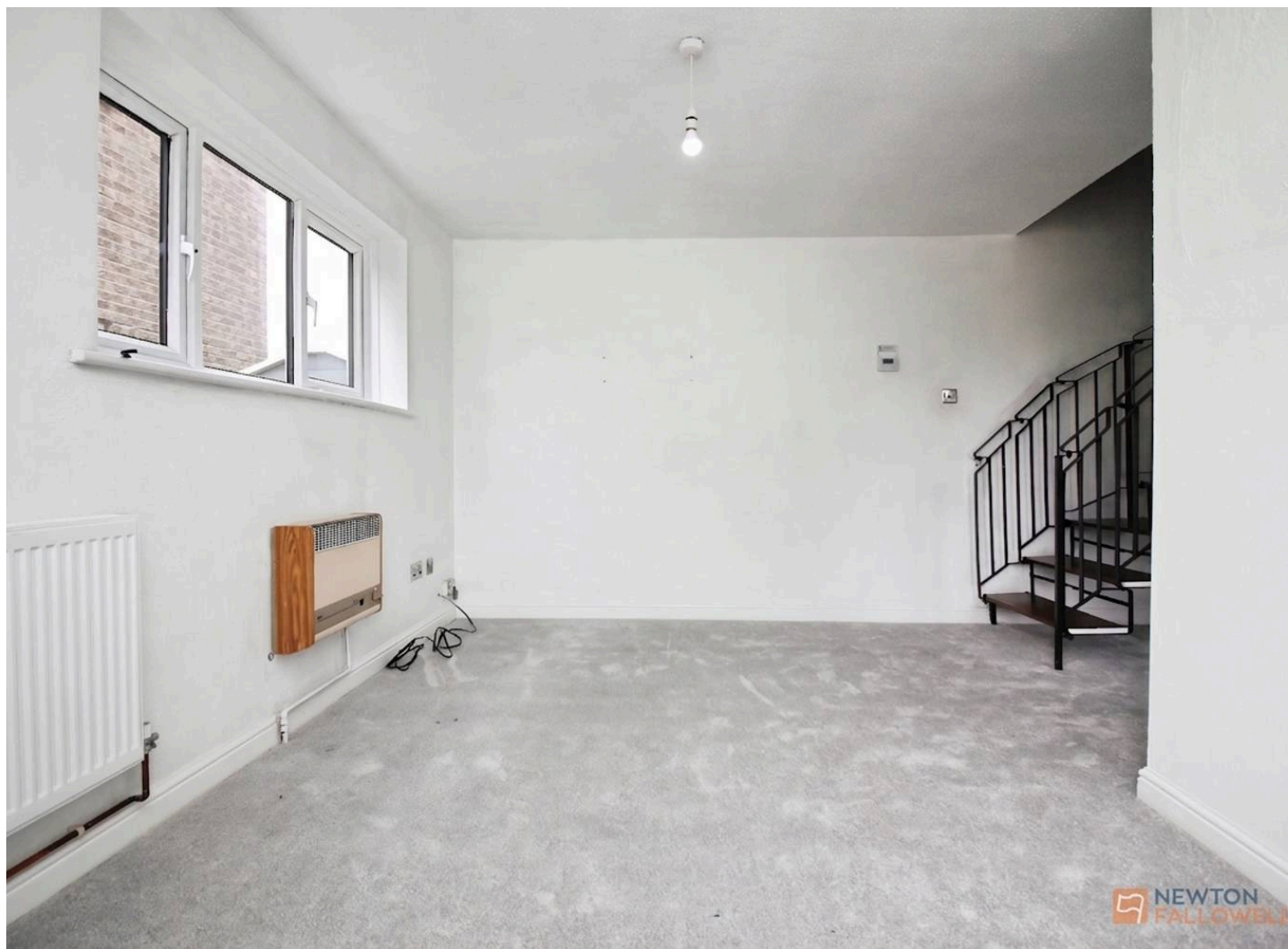
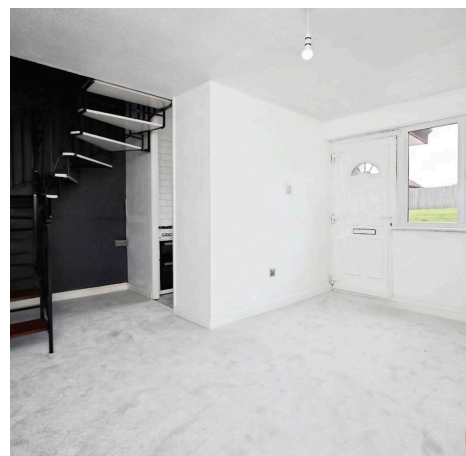
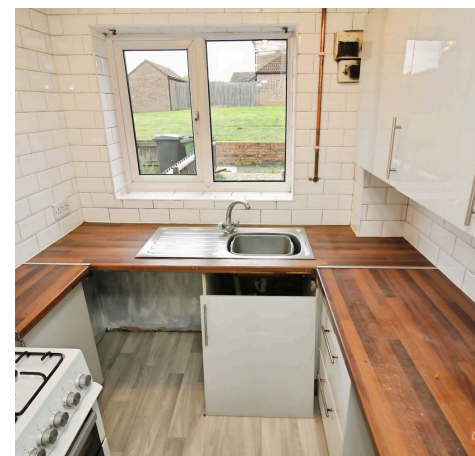
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Available With No Upward Chain
- One Double Bedroom With Built in Wardrobe
- Quarter House
- Ideal First Purchase or Buy to Let Investment
- Allocated Parking in Nearby Block
- Gas Central Heating
- Need Independent Mortgage Advice? Get in Touch Today!
- Tenure - Freehold / Tax Band A
- EPC Rating C
- Viewings Strictly By Appointment Only!





Location

Bridge Close is a quiet residential cul-de-sac located in the popular village of Thurmaston, just over four miles from Leicester city centre. The area offers excellent transport links via Melton Road and the A607, making it ideal for commuters. Thurmaston benefits from a range of local amenities, including supermarkets, shops, cafés, and schools, as well as a nearby retail park. For outdoor leisure, Watermead Country Park and Elizabeth Park are close by, offering open green spaces, walking routes, and family-friendly facilities. With frequent bus services and a welcoming community feel, Bridge Close offers the perfect balance of convenience and suburban comfort.

Tenure & Council Tax

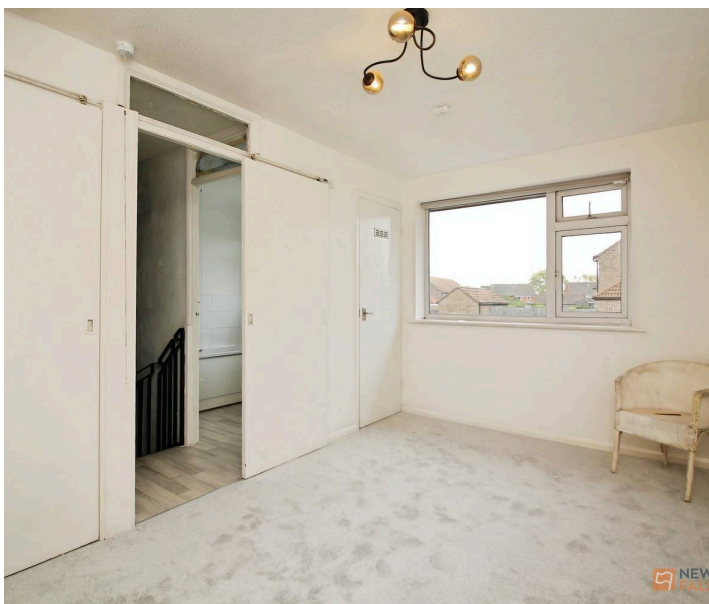
We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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.



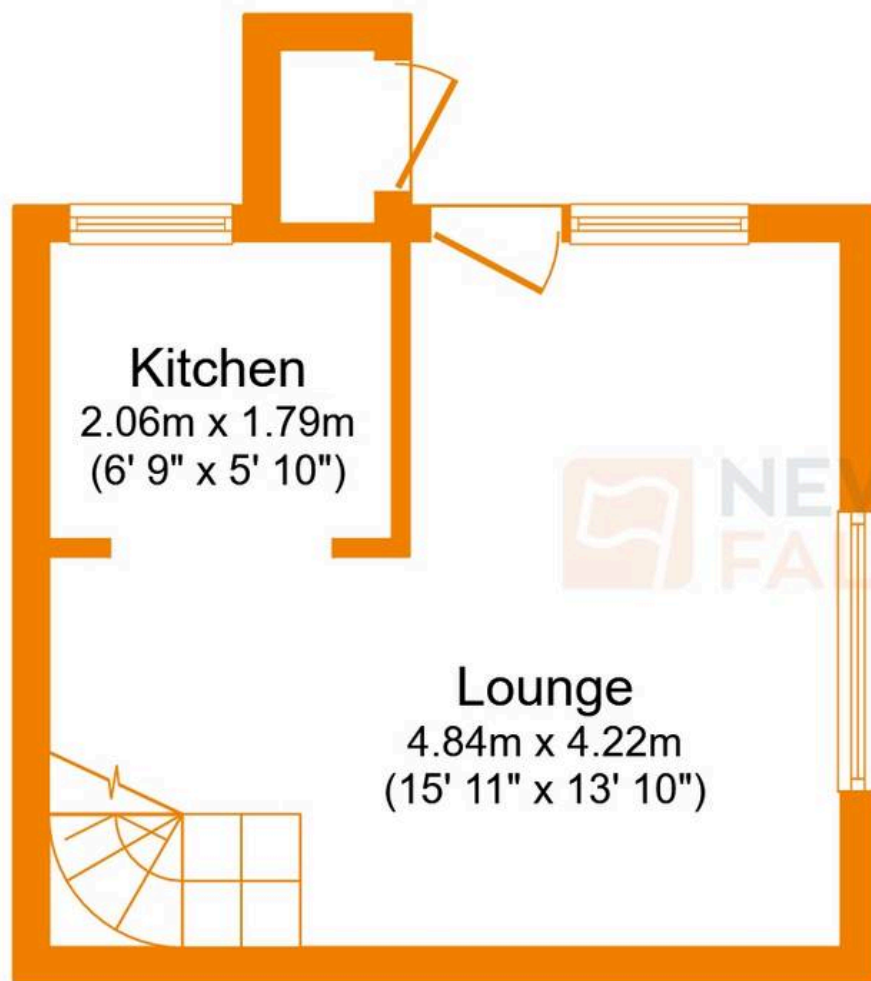
Making an Offer

"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 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."

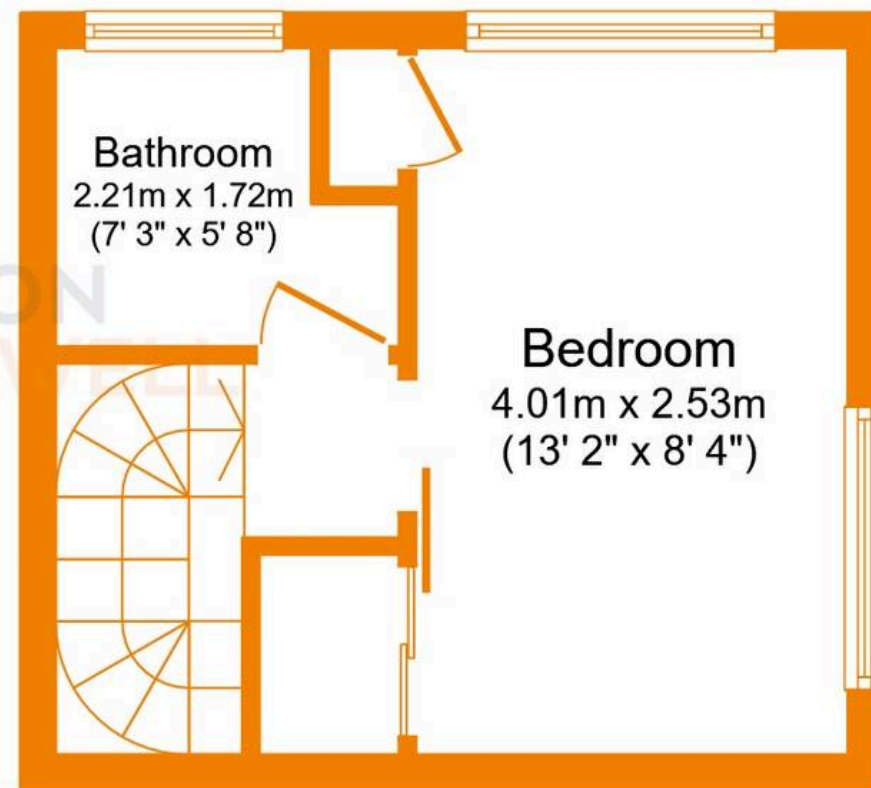
Agents Note

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.





Ground Floor



First Floor

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