



16 Gwendolin Avenue, Birstall - LE4 4HD

Asking Price £209,950

 **NEWTON FALLOWELL**



16 Gwendolin Avenue

Birstall, Leicester

This two bedroom end of terrace house is situated in a popular residential location, offering an excellent opportunity for first-time buyers or investors. The property features an entrance hall, living area and kitchen. Upstairs, you will find two bedrooms and a contemporary shower room. The property benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. Located within walking distance of local amenities, this home offers convenience for daily living, with shops, schools, and transport links nearby. Additional features include a larger than normal garden to the rear arranged for low maintenance (perfect for those seeking extra outdoor space) and an outside WC for added practicality. Viewings are strictly by appointment only, so please contact us to arrange your visit.

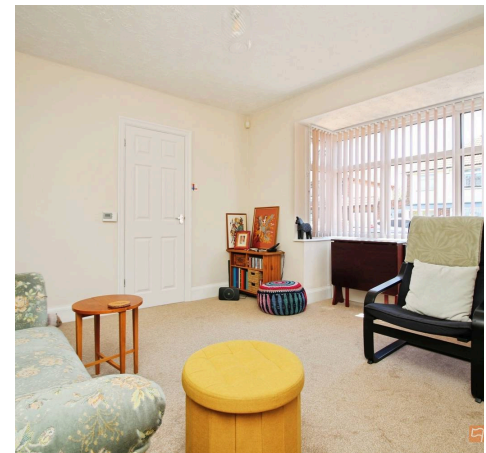
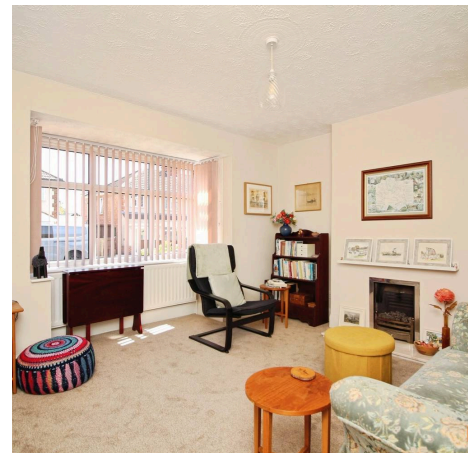
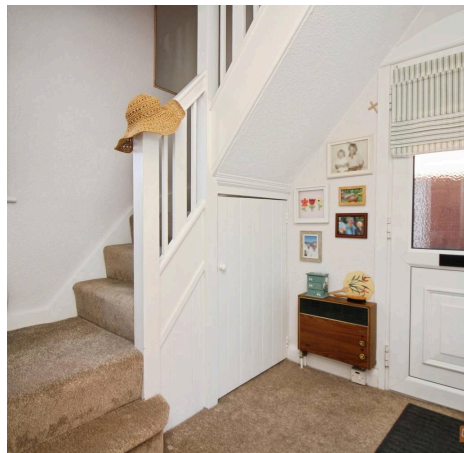
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two bedrooms
- End of terrace house
- Popular residential location
- Larger than normal garden to the rear
- Outside WC
- Situated within walking distance of local amenities
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming hall offering two useful storage cupboards and a staircase rising to the first floor. The reception room is flooded with natural light by a walk in bay window to the front elevation, with carpet flooring and a useful storage cupboard. The kitchen is fitted with a range of wall and base units with roll edge work surfaces over, tiled splashbacks, sink and drainer, built in electric oven, four ring gas hob (hood not working) and fridge freezer (included).

Moving upstairs

Ascend to the first floor, a carpeted landing provides access to two bedrooms, the main bedroom enjoying the use of carpet flooring and built in wardrobes. Completing the first floor is the modern shower room fitted with a three piece suite comprising a shower, wash basin and WC, with complementary tiling.

Outside

Set within the heart of Birstall, the plot offers parking to the front with gated access to the side leading to a low maintenance garden to the rear, not overlooked from beyond and featuring a patio area adjacent to the home ideal for outdoor sitting. With a variety of plants, shrubbery and trees, timber shed and fencing to boundaries. There is also the added convenience of an outside WC.

Location

Birstall lies approximately two miles north of Leicester city centre providing particularly good access to the professional quarters, city centre, shopping facilities and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, Parish Church, popular pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links 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 District 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.

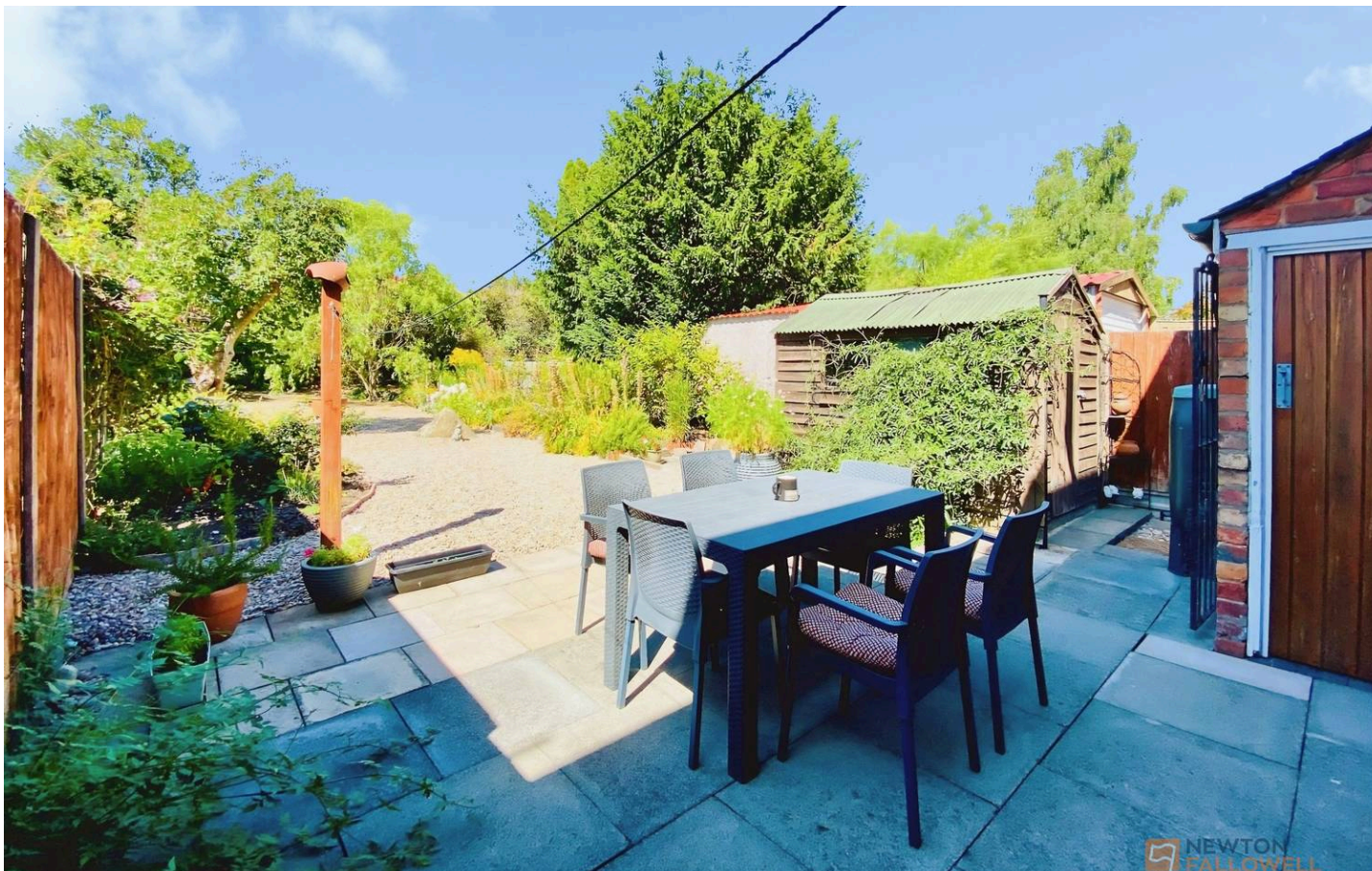
Need Independent Mortgage Advice?

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

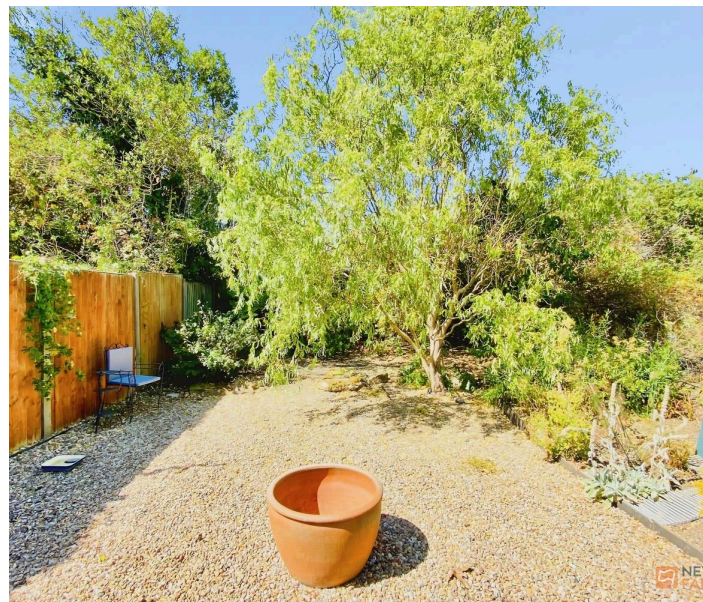
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact,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

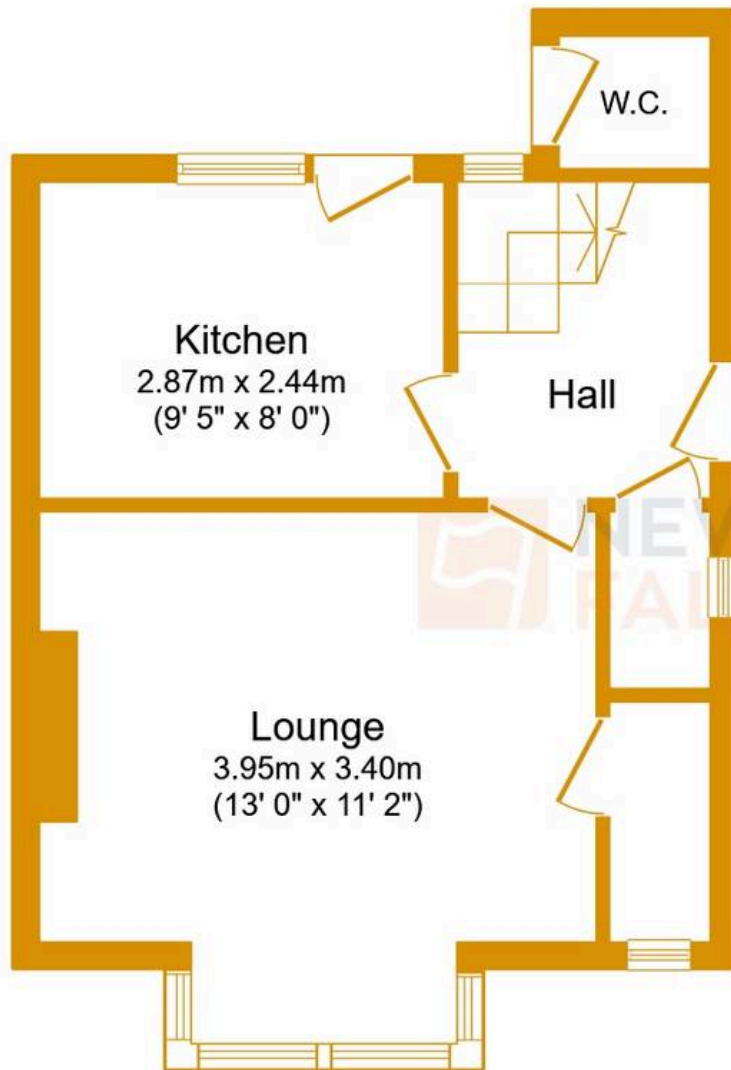
Referrals

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.

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: 66.7 sq.m. (718 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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