

4 Moorland Road, Syston - LE7 1YJ

Guide Price £200,000

NEWTON FALLOWELL

The Property Ombudsman

4 Moorland Road

Syston, Leicester

PERFECT FIRST PURCHASE! - Occupying a favourable position on the popular Hobby Horse development on the outskirts of Syston, fall in love with this two bedroomed mid terraced property perfect for those in search of their first home or a buy to let investment. Benefiting from gas central heating, double glazing, neutral decor and replaced carpets throughout, the accommodation includes an entrance hall, kitchen, reception room, first floor landing, two bedrooms and a bathroom fitted with a three piece suite. Externally there is a lawned garden to the rear. There is also allocated parking in a nearby block. Ideally located for major road links and available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Council Tax band: B

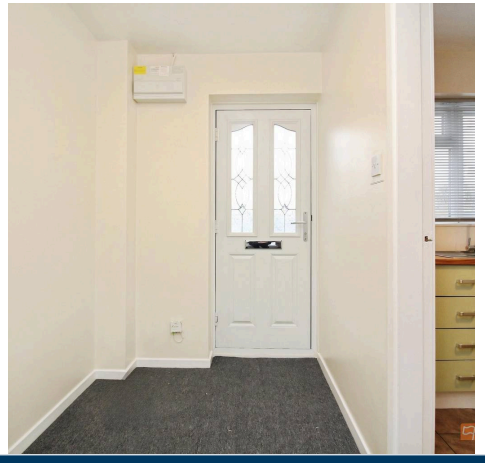
Tenure: Freehold

EPC Energy Efficiency Rating: D

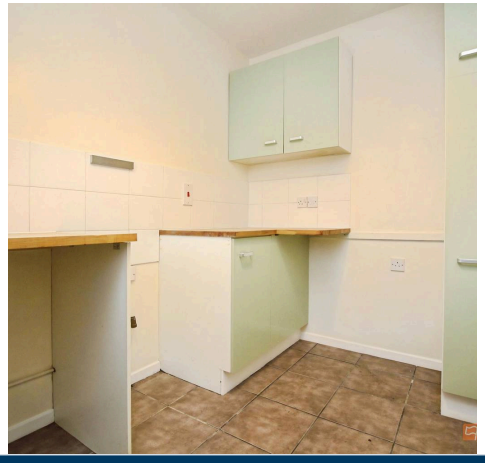
EPC Environmental Impact Rating: D

- Available with no upward chain
- Two bedrooms
- Neutrally decor and replaced carpets throughout
- Perfect first purchase or buy to let investment
- Popular ' Hobby Horse' development
- Allocated parking
- 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 entry to the home you step into the welcoming entrance hall, offering the perfect space for your coats and shoes. The kitchen is fitted with a range of light green painted wall and base units, complemented by wood work surfaces and tiled splashbacks. Further benefits include a stainless steel sink with drainer, space for appliances, tiled flooring and a window allowing plenty of natural light to fill the room. The reception room offers space for both formal dining and comfortable sitting, with neutral decor, upgraded carpet flooring, staircase rising to the first floor and doors to the rear garden.

Moving upstairs

Ascend to the first floor, the landing provides access to two bedrooms, both presented with upgraded carpets and neutral decor. The main bedroom enjoys the use of a fitted cupboard. Completing upstairs is the bathroom fitted with a white three piece suite comprising a bath with shower over, wash basin and WC, with complementary tiled surrounds. The landing also boasts a built in airing cupboard.

Outside

Situated on a popular residential location, the plot firstly offers a lawned garden to the rear, with fencing to boundaries, shed and patio area, perfect for outdoor sitting. Gated access from the rear provides access to the nearby allocated parking.

Location

The property is situated in the attractive town of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.

Tenure & Council Tax

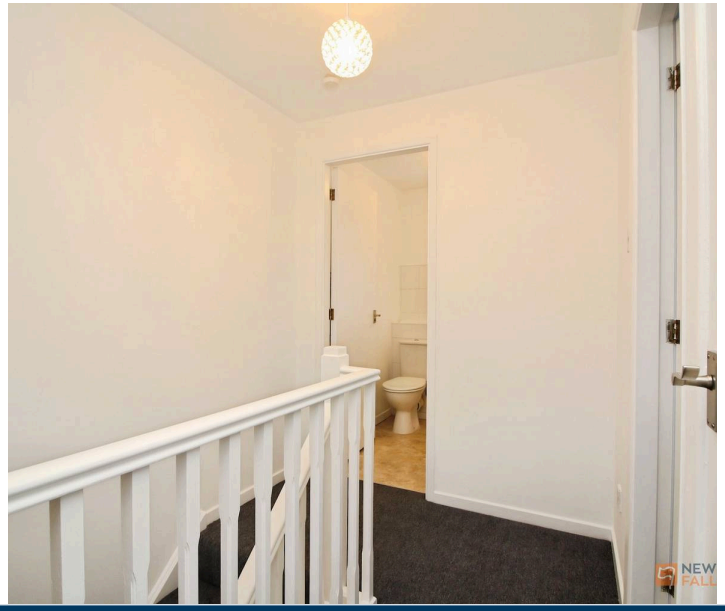
We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £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.

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.

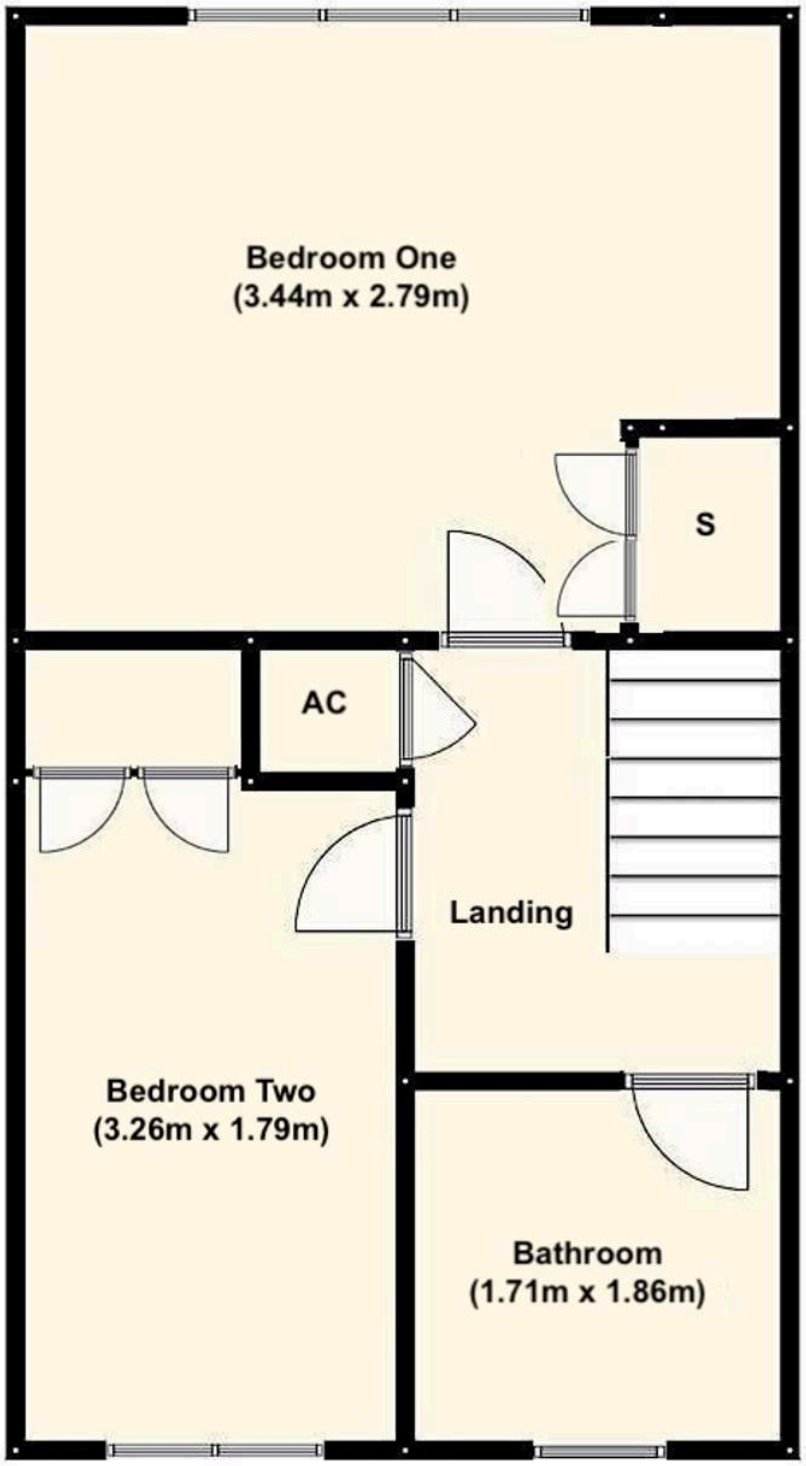
Free Property Valuations

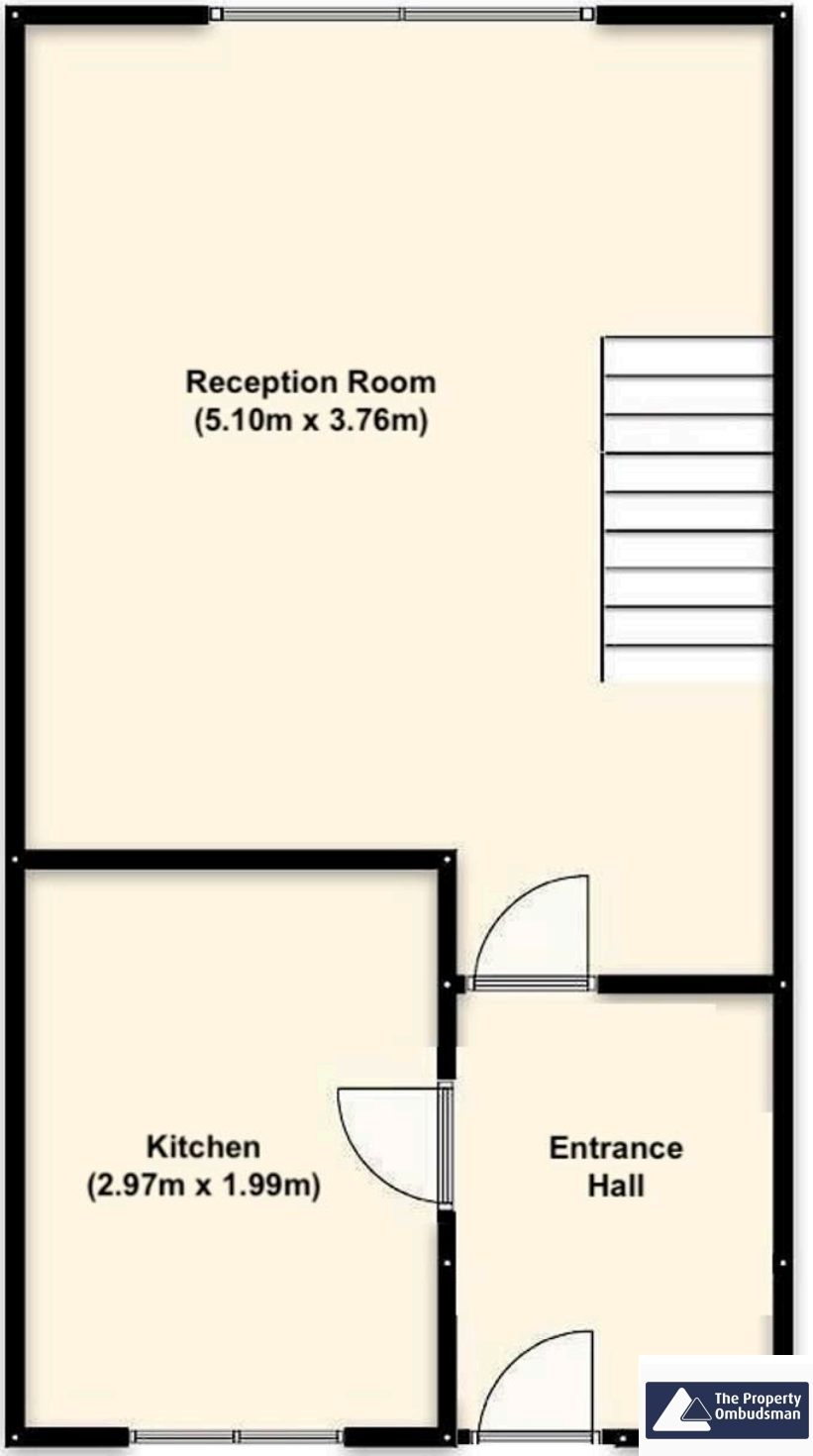
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.


NEWTON
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APPROVED CODE
TRADINGSTANDARDS.UK



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APPROVED CODE

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