



Church Street, Thurmaston, LE4



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£175,000



Key Features

- Available with no upward chain
- Two bedroom mid terrace house
- Two reception rooms
- Within walking distance to an array of amenities
- Ideal first buy or investment purchase
- Rear garden with outbuildings
- EPC rating D
- Freehold





Available with no upward chain, this traditional two-bedroom terraced home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation comprises a lounge, separate dining room, and kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a rear garden with two useful outbuildings, along with shared gated access to the front. Ideally positioned within walking distance of local amenities and offering convenient access to commuter links, this property is well placed for everyday living. Early viewing is strongly recommended to avoid disappointment.

Location

Church Street is situated in the well-established village of Thurmaston, approximately three miles north-east of Leicester city centre, offering residents a convenient suburban lifestyle with excellent local amenities.

The area is well served by a selection of primary and secondary schools, including Eastfield, Bishop Ellis, Church Hill Infant & Junior, and The Roundhill Academy—making it a popular choice for families. There are also several parks and green spaces nearby, including Elizabeth Park and Watermead Country Park, ideal for walking, cycling, and outdoor leisure.

Thurmaston benefits from excellent transport links, with regular bus routes into Leicester and easy access to the A607 and M1, making it ideal for commuters. The nearby Thurmaston Shopping Centre and local high street provide a range of shops, supermarkets, and cafés, ensuring everything you need is close at hand.

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 recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, 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



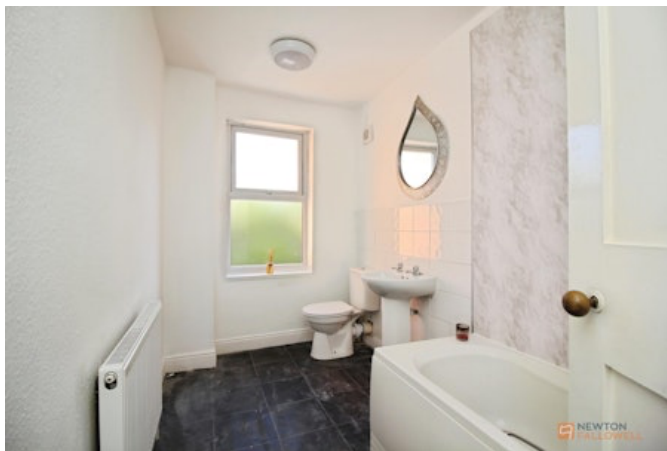
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Referrals

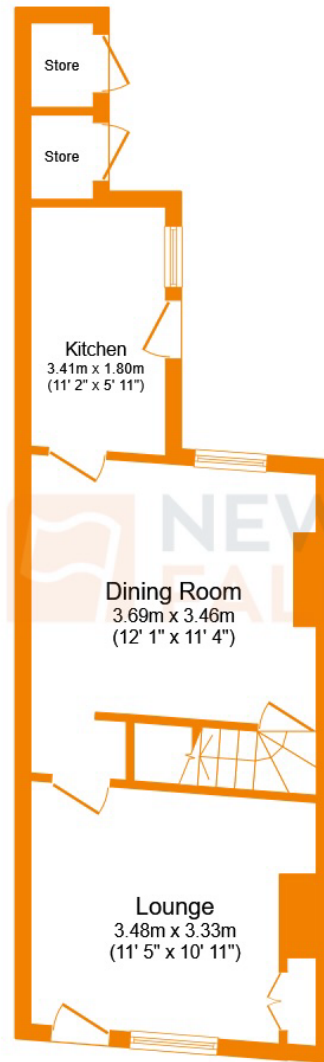
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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 have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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