



 NEWTON

271 Fosse Road South, Leicester - LE3 1AE
£309,950

 **NEWTON FALLOWELL**



271 Fosse Road South

Leicester

Full of character and aesthetically pleasing features, this bay fronted palisaded villa is positioned within walking distance of the local amenities on Narborough Road and Fosse Road South. Benefiting from gas central heating, the layout includes an entrance hallway, three reception rooms and kitchen, with the first floor offering three bedrooms and two bathrooms. Outside there is a paved garden at the rear. Available with no upward chain, the property is well placed for easy access into the City centre making this a fantastic investment opportunity. EPC D.

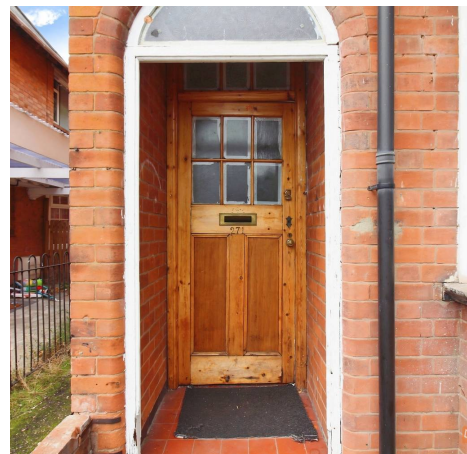
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three bedrooms
- Characterful palisaded villa
- Three reception rooms
- Within walking distance to an array of amenities on Narborough Road
- Available with no upward chain
- Two bathrooms
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

The property is entered via wooden front entrance door into the entrance hallway, presented with characterful tiled flooring and features a staircase rising to the first floor. The primary reception room is presented with neutral decor and is flooded with an abundance of natural light provided by a walk in bay window to the front elevation. The second reception room is presented with carpet flooring and offers a window to the rear elevation. The kitchen is fitted with a range of units with a built in oven, hob and space for appliances. With a useful pantry, side elevation window and a door leading through to a further reception room presented with carpet flooring and offering dual aspect glazing and rear access.

Moving upstairs

The carpeted first-floor landing provides access to three well-proportioned bedrooms and two bathrooms, offering comfortable and versatile accommodation for modern family living.

Outside

The property offers a forecourt to the front. To the rear is a paved rear garden, not overlooked from beyond.

Location

Situated within the popular LE3 area, the property is also close to the green open spaces of Braunstone Park, providing a pleasant local amenity. Fosse Park Shopping Centre is just a short drive away, offering a wide range of shops, restaurants and leisure facilities. There is also excellent access to Leicester City Centre, while the nearby M1 and M69 motorways provide convenient links to surrounding towns and cities, making this an ideal location for commuters.

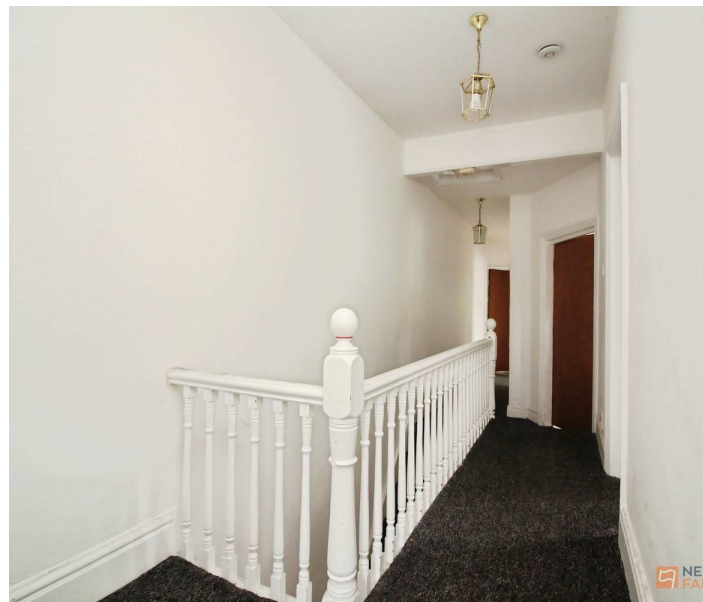
Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council – Tax Band C. 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?



Viewing Arrangements

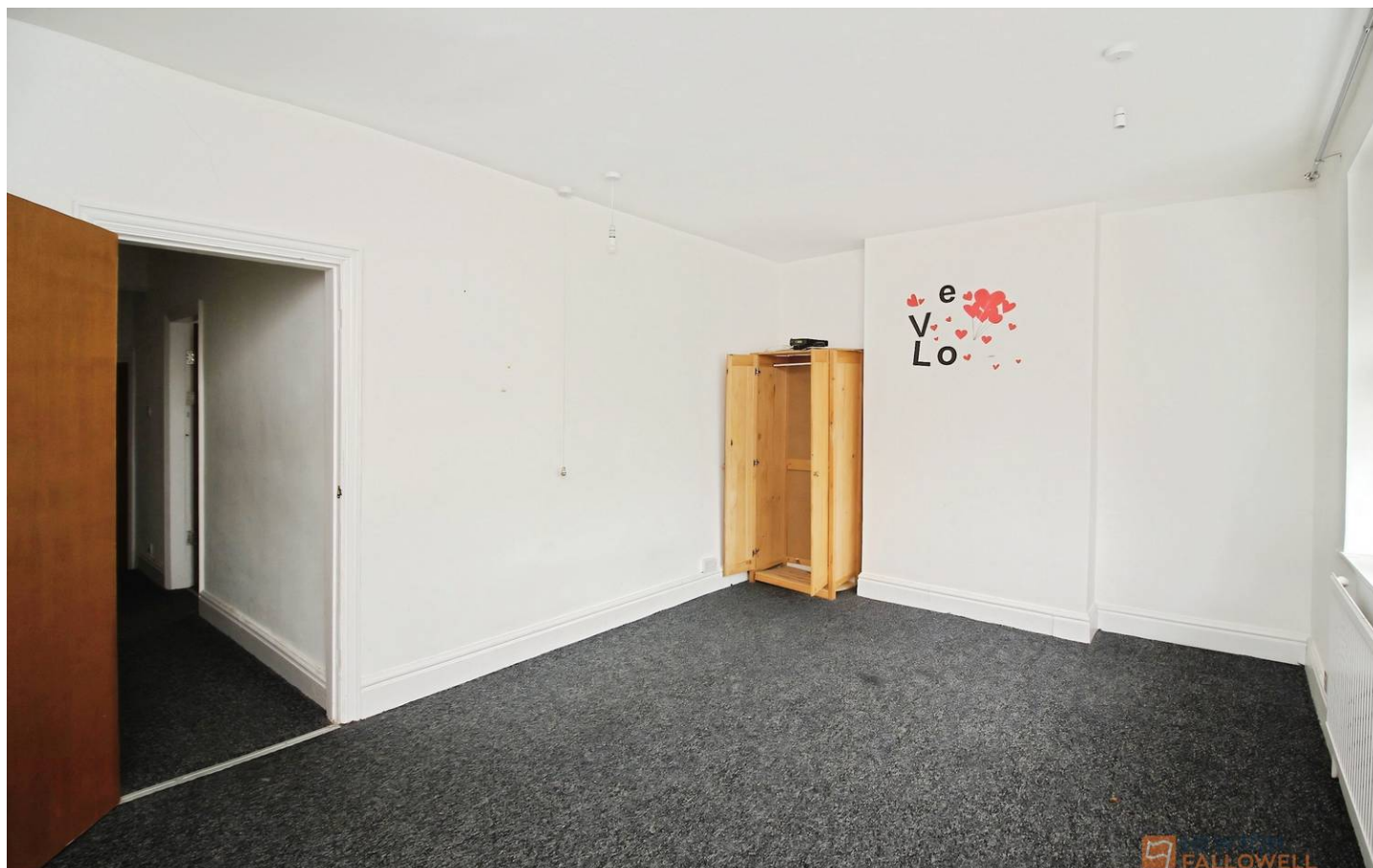
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Making an Offer

"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 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.





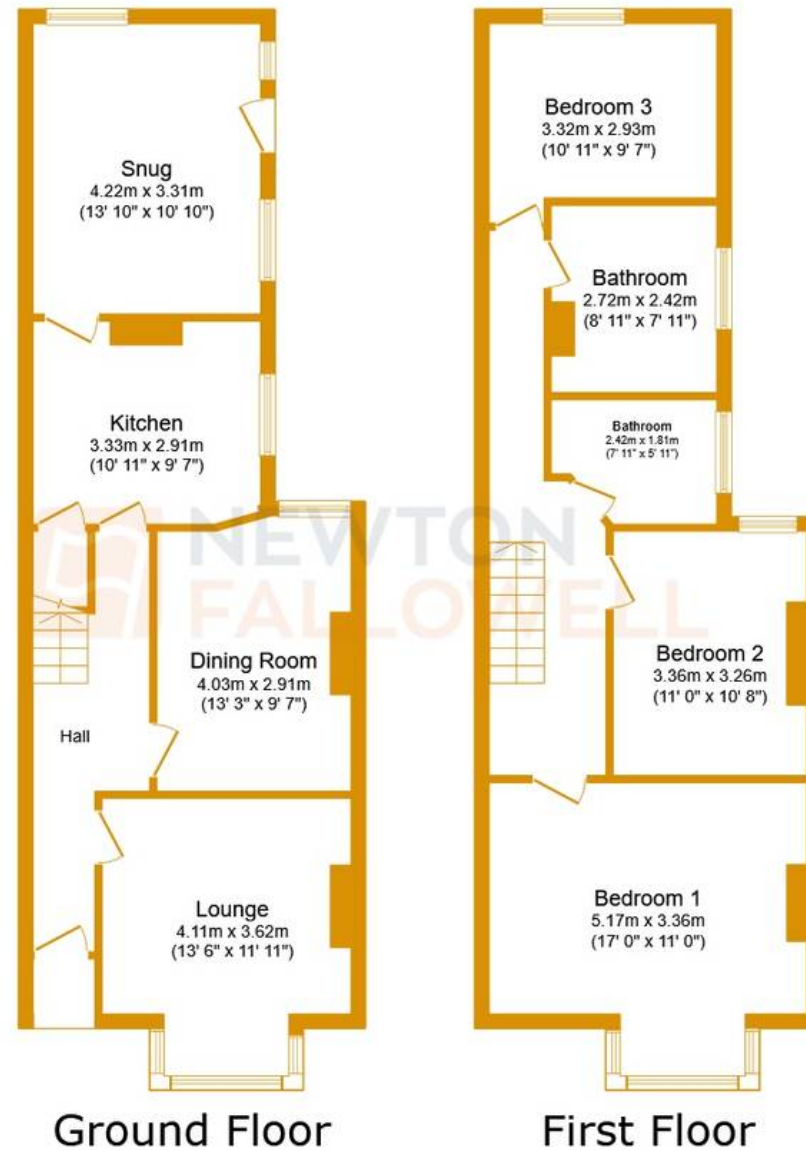
Referrals

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.





Total floor area: 117.2 sq.m. (1,261 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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