



Millers Close, Syston, LE7



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£209,950



Key Features

- Two Bedroom Mid Terrace
- Cul De Sac Location
- No Upward Chain
- Within Walking Distance to Syston Train Station
- Replaced Majority Double Glazed Windows Throughout
- Gas Central Heating
- EPC rating TBC
- Freehold





An ideal first purchase or buy to let investment, this two bedroom mid terrace house enjoys a set back position overlooking the green in this sought after location, within walking distance to Syston Train Station. Benefiting from gas central heating and majority replaced double glazed windows (Fitted 2023 and under guarantee), the accommodation includes an entrance porch, lounge, re-fitted full width kitchen diner, landing, two bedrooms and bathroom, with front and rear gardens. Available with no upward chain, an immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a built in cupboard housing the meters, tiled flooring and a door leading to the:

Lounge 4.22m x 4.24m

Enjoying light provided by a replaced double glazed window overlooking the green, the reception room is presented with carpet flooring and offers a staircase rising to the first floor, central heating radiator and doors opening to the:

Kitchen Diner 2.60m x 4.26m

Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and glass splashbacks and features include an inset sink and drainer with mixer tap, built in 'Zanussi' oven, four ring 'Zanussi' induction hob with extraction hood above, washing machine (included) and dishwasher (included). Affording ample space for a table and chairs, there is two replaced double glazed windows, central heating radiator and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard housing the central heating boiler and a hatch to the loft space with

boarding, insulation and a ladder.

Bedroom One 3.31m x 3.25m

A double room enjoying the use of built in wardrobes, with a replaced window overlooking the front elevation, carpet flooring and a central heating radiator.

Bedroom Two 3.60m x 2.34m

A second double room offering a replaced double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom 1.98m x 1.79m

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with part tiled surrounds, heated towel rail, spotlighting and a rear elevation window.

Outside

Occupying a set back position overlooking a green, the plot offers a front garden with a pathway to the front door. To the rear is a particularly private garden not overlooked from beyond, with a patio area adjacent to the accommodation, lawned area and fencing to boundaries. There is also gated access from beyond.

Tenure & Council Tax

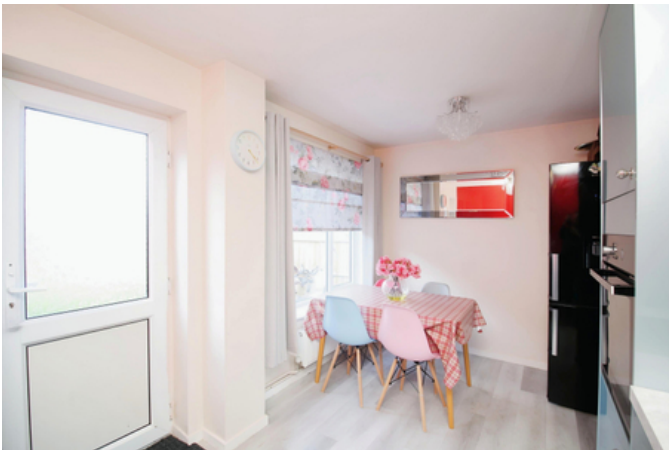
We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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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

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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