



160 Wolsey Way

Syston, Leicester, LE7 1NZ

£900 Per Month



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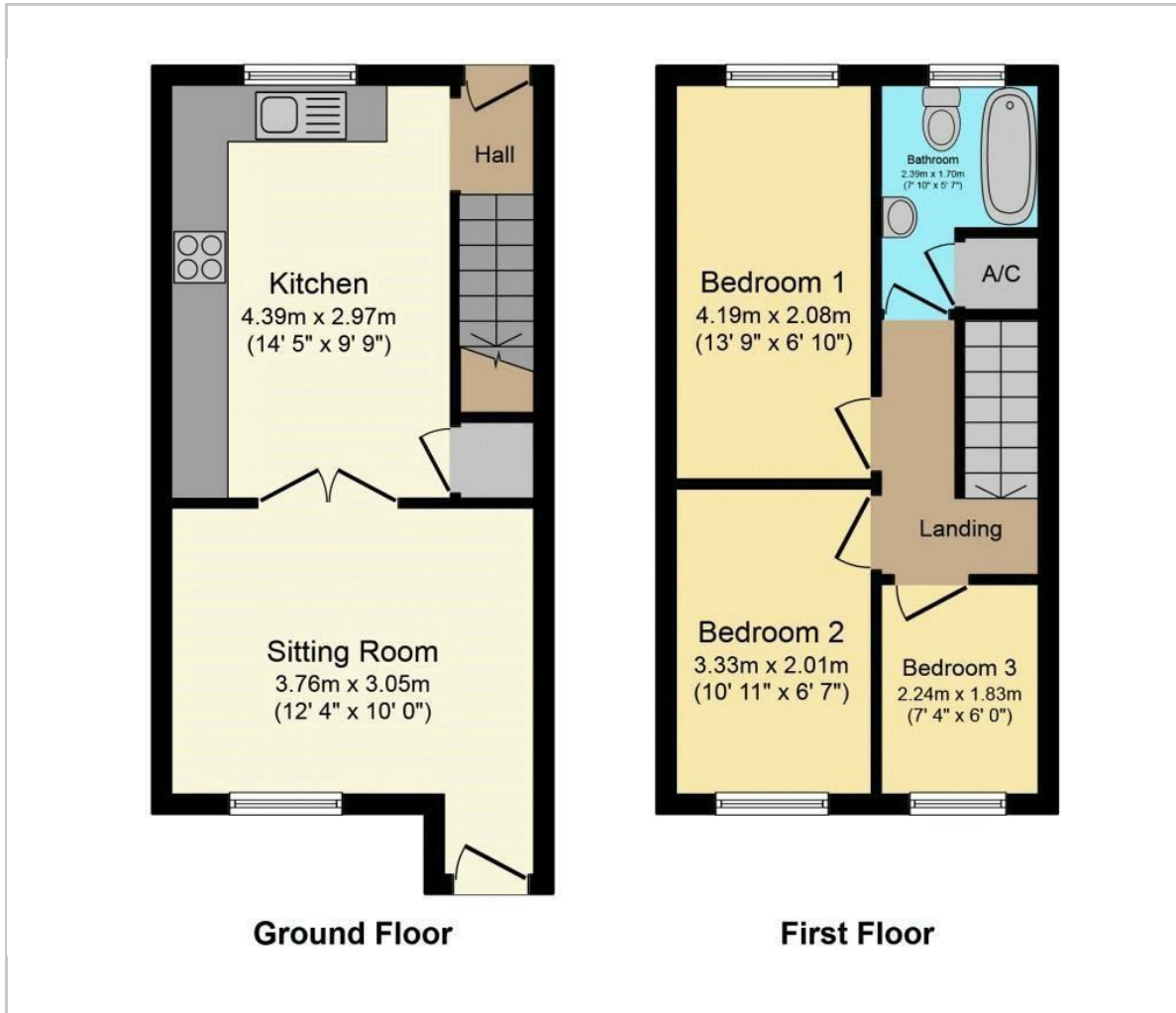
A fully modernised and improved 3 BED TOWN HOUSE close to Syston Town Centre & Train Station. The home has a gravelled front garden & off-road parking to the rear. The front door is upvc double glazed into open lobby leading to LOUNGE with Double Doors through to Large KITCHEN/DINER with under stairs storage housing tumble dryer. The KITCHEN DINER has all essential appliances plus gas oven & hob with extractor over. Rear lobby with door to rear low maintenance garden. Upstairs is the landing leading to 3 BEDROOMS & FAMILY BATHROOM. Unallocated parking in rear compound. GAS CENTRAL HEATING & DOUBLE GLAZING

- Three Bedroom Town House
- Open Plan Kitchen Diner
- Well Presented
- Walking Distance to Syston Train Station
- Close to Syston Town Centre
- Council Tax Band B
- EPC Rating E
- Internet - Standard, & Super Fast & Ultra Fast - see ofcom checker for more details





## Floor Plan



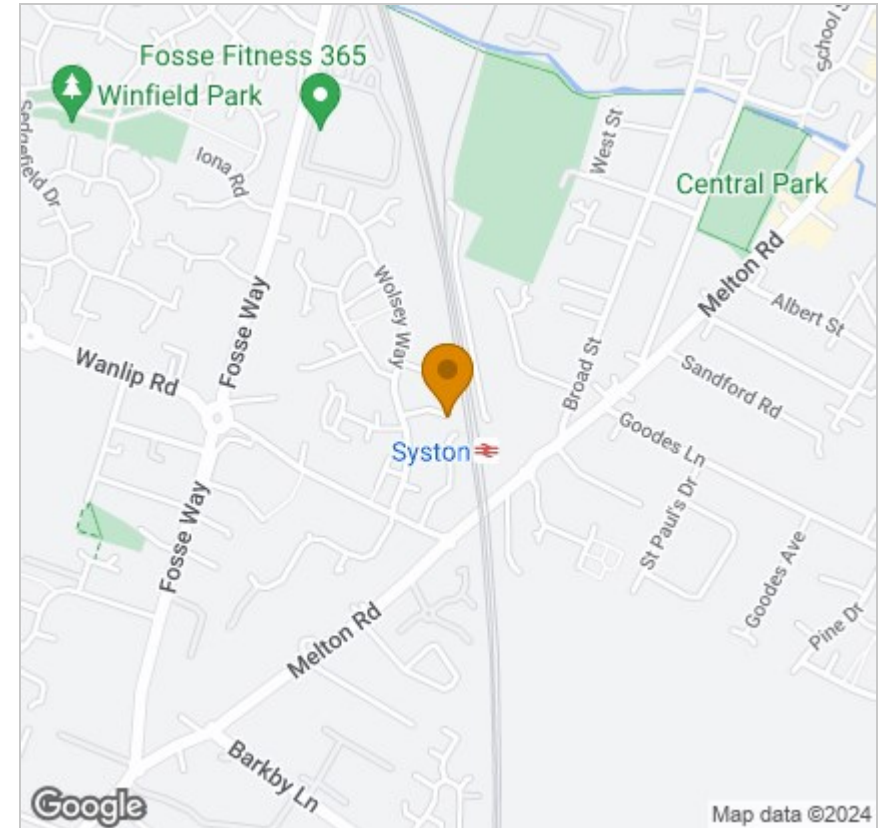
## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	