



57 Wolsey Way
SYSTON LE7 1NX

Monthly Rental Of £725

- **NEWLY DECORATED 2 BED TOWN HOUSE**
- **NEW COMBI BOILER & GAS CENTRAL HEATING**
- **PRIVATE REAR GARDEN**
- **NEWLY FITTED KITCHEN**
- **DOUBLE GLAZED THROUGHOUT**
- **EPC BAND D**

Do you have a property to sell?
Valuations are always a pleasure.
Call 0116 288 3872 to arrange yours now.



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Brief Description

Aston & Co are delighted to offer his immaculate 2 BEDROOM TOWN HOUSE situated close to Syston Town centre & amenities. The accommodation briefly consists of, Entrance Porch, LOUNGE with laminate wood effect flooring. Newly fitted KITCHEN with built in oven & hob, plumbing for washing machine & dishwasher. Private lawned REAR GARDEN. The first floor offers 2 good size BEDROOMS, both with fitted wardrobes. The FAMILY BATHROOM has shower over bath. The property also benefits from Double glazing, newly installed gas central heating with combi boiler and has been redecorated throughout. Viewing is highly recommended.

The Area

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.

**Need help arranging your finances?
Aston & Co Financial Services offer free, no obligation advice.
Call 0116 288 3872 to arrange your meeting**



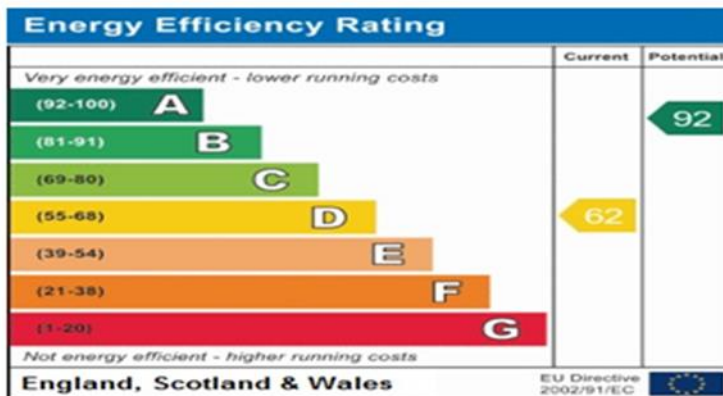
67 Long Street
Wigston
Leicester
LE18 2AJ
0116 288 3872
info@astonandco.co.uk

1242-1244 Melton Road
Syston
Leicester
LE7 2HB
0116 260 7788
syston@astonandco.co.uk



Useful Information

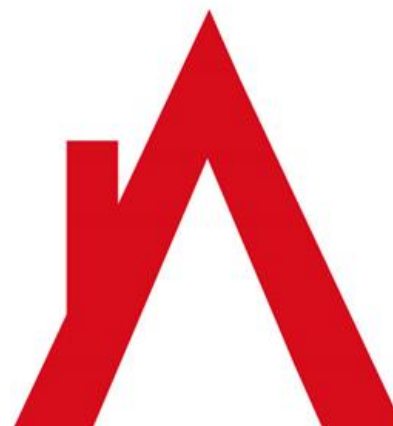
Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.



Council Tax Band: B Local Authority: CHARNWOOD

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 288 3872

**Do you have a property to Let?
We will have a scheme that suits your requirements.
Call 0116 288 3872 to arrange a valuation today.**



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42

