

Aston & Co

ESTATE & LETTING AGENTS



70 Blount Road

Thurmaston, Thurmaston, LE4 8LJ

£180,000



2



1



1



C

Attention first time buyers and investors! Set in the ever popular village of Thurmaston this mid town house is a must view for potential buyers. The accommodation briefly consist of entrance hall, a spacious lounge and a kitchen-diner to the ground floor. The first floor offers two good size bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, rear garden and a garage. Internal viewing is highly recommended.

- Ideal FTB-Buy2let
- Village Location
- Two Bedrooms
- Front & Rear Gardens
- Garage
- Gas Central Heating & Double Glazing
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band A



Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.

The Property

The property is entered via a double glazed door leading into.

Hall

5'4" x 5'1" (1.65 x 1.55)

With laminate wood floor, meter cupboard and door leading into.

Lounge

13'1" x 13'6" (3.99 x 4.14)

With stairs to the first floor, fire and feature surround.

Kitchen-Diner

13'6" x 8'11" (4.14 x 2.74)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a dish washer and whashing machine, french doors leading on to the rear garden.

Bedroom One

10'4" x 10'6" (3.15 x 3.22)

With window to the front and a built in wardrobe.

Bedroom Two

11'5" x 7'6" (3.48 x 2.29)

Bathroom

6'11" x 5'6" (2.11 x 1.70)

Fiited with a three piece suite comprising, low level wc, pedestal basin and a bath with shower over.

Outside

To the front of the property is lawned garden with paved pathway leading to the property.

To the rear is a garden with decked and paved areas and fenced boundaries.



Floor Plan



Viewing

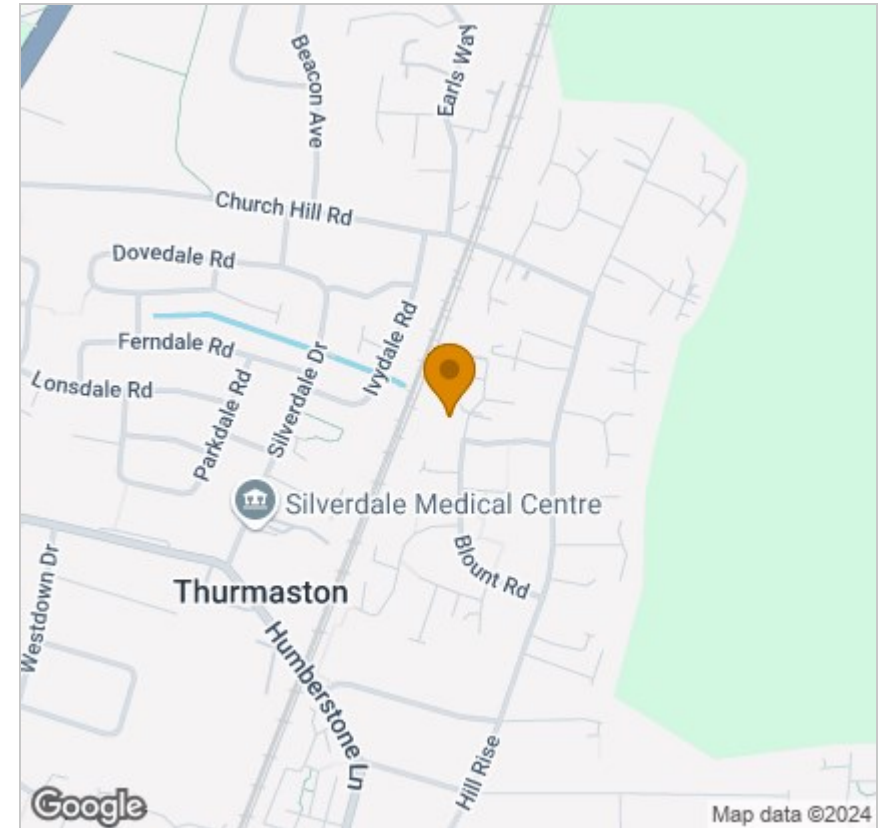
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

