



3 Gamble Close

Syston, Leicester, LE7 2BT

£240,000

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**NO UPWARD CHAIN!** Set in a quiet cul-de-sac, just a short walk from the centre and the station this well presented, three bedroom town house would be equally suited to first time buyers, investors and those looking to downsize. The accommodation briefly consists of entrance hall, wc, lounge and a kitchen-diner to the ground floor with three bedrooms and a bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating, parking and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Town House
- Walking Distance Of The Centre
- Three Bedrooms
- Parking & Rear Garden
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- Freehold Property, Council Tax Band B
- EPC Rating C



## Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

## The Property

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

## Entrance Hall

With stairs to the first floor, laminate wood flooring and provides access to the following.

## WC

With low level wc and basin.

## Lounge

14'2" x 13'10" (4.33 x 4.24 )

(maximum measurements) With window to the front and french doors leading into the kitchen-diner.

## Kitchen-Diner

9'3" x 14'2" (2.82 x 4.33 )

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, plumbing for a washing machine, sink and drainer unit and tiled flooring.

## The First Floor Landing

12'1" x 6'1" (3.69 x 1.87)

Providing access to the following.

## Bedroom One

8'6" x 12'9" (2.60 x 3.90)

## Bedroom Two

7'8" x 10'2" (2.35 x 3.10 )

## Bedroom Three

7'10" x 6'2" (2.40 x 1.90)

## Bathroom

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

## Outside

To the front of the property is allocated parking. To the rear is garden with patio and lawned areas planted borders and fenced boundaries.

## Services

The property benefits from mains electric, gas, water and drainage. The boiler is gas fired.

## Note To Buyers

Gamble Close is private road owned between the four properties.



## Floor Plan



## Viewing

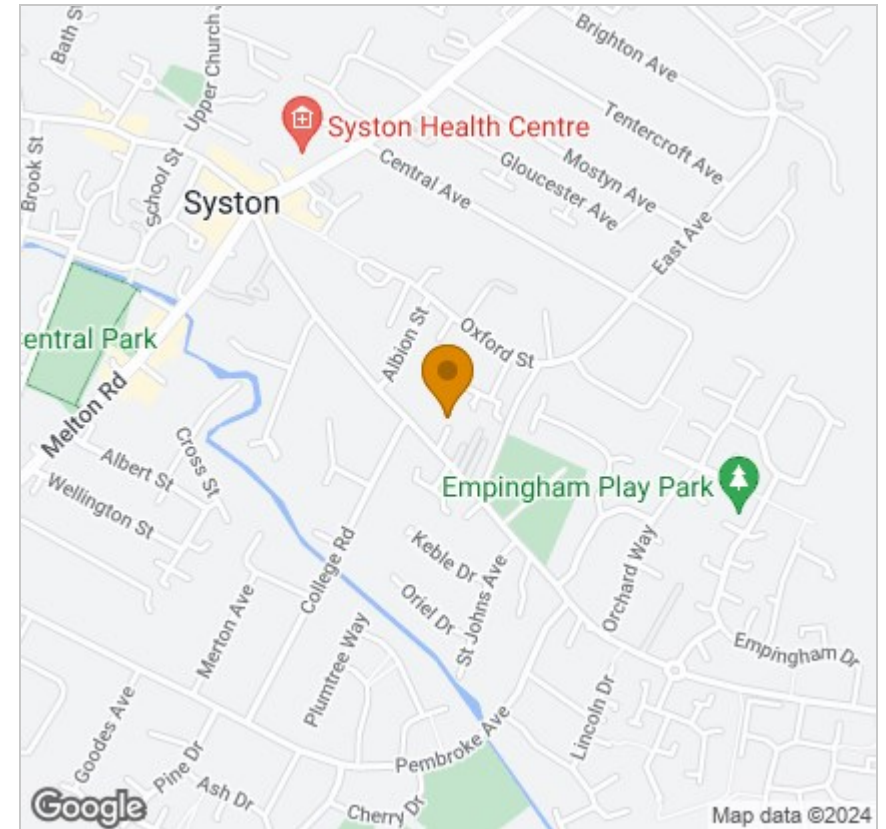
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

