



8B Oxford Street  
, Syston, LE7 2AS  
£240,000



**WALKING DISTANCE OF THE CENTRE & NO UPWARD CHAIN!** Aston & Co are delighted to offer to the market this deceptively spacious semi detached bungalow set in a quite cul-de-sac in the popular town of Syston. The accommodation briefly consists of entrance hall, bathroom, two good sized bedrooms, kitchen and 20ft lounge diner. The bungalow also benefits from gas central heating, upvc double glazing, parking and a low maintenance rear garden. Internal inspection is highly recommended and strictly by appointment only.

- Deceptively Spacious Bungalow
- Walking Distance Of Centre
- 20ft Lounge Diner
- Two Bedrooms
- Cul-de-sac Location
- Parking For Two Vehicles
- Rear Garden
- EPC Rating C, Freehold, Council Tax Band B





## 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 including the M1 & M69. Local Schools include Merton Primary School and the Wreake Valley Academy.

## The Property

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

## Hall

10'9" x 3'6" (3.28 x 1.07)

With loft hatch and provides access to the following.

## Lounge-Diner

20'9" x 9'6" (6.35 x 2.91)

(maximum measurements) With fire and feature surround, upvc double glazed french doors leading out onto the rear garden.

## Kitchen

7'4" x 9'10" (2.24 x 3.02)

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 free standing cooker, plumbing for a washing machine, tiled flooring and a stainless steel sink and drainer unit.

## Bedroom One

15'5" x 10'2" (4.70 x 3.10)

(maximum measurements) With upvc double glazed window to the front aspect and built in wardrobes.

## Bedroom Two

10'5" x 6'9" (3.20 x 2.06)

With upvc double glazed window to the front aspect.

## Bathroom

5'7" x 7'3" (1.72 x 2.23 )

Fitted with a three piece suite comprising low level WC, pedestal basin and panelled bath with shower over.

## Outside

To the front of the property there is car standing for two vehicles and a lawned frontage with paved pathway leading to the property and gated access to the rear garden.

To the rear is a low maintenance garden with veranda, patio and lawned areas with fenced and walled boundaries.

## Services

The Property benefits from mains gas, electric, power and drainage.

The Boiler is gas fired

Internet- Standard & superfast only

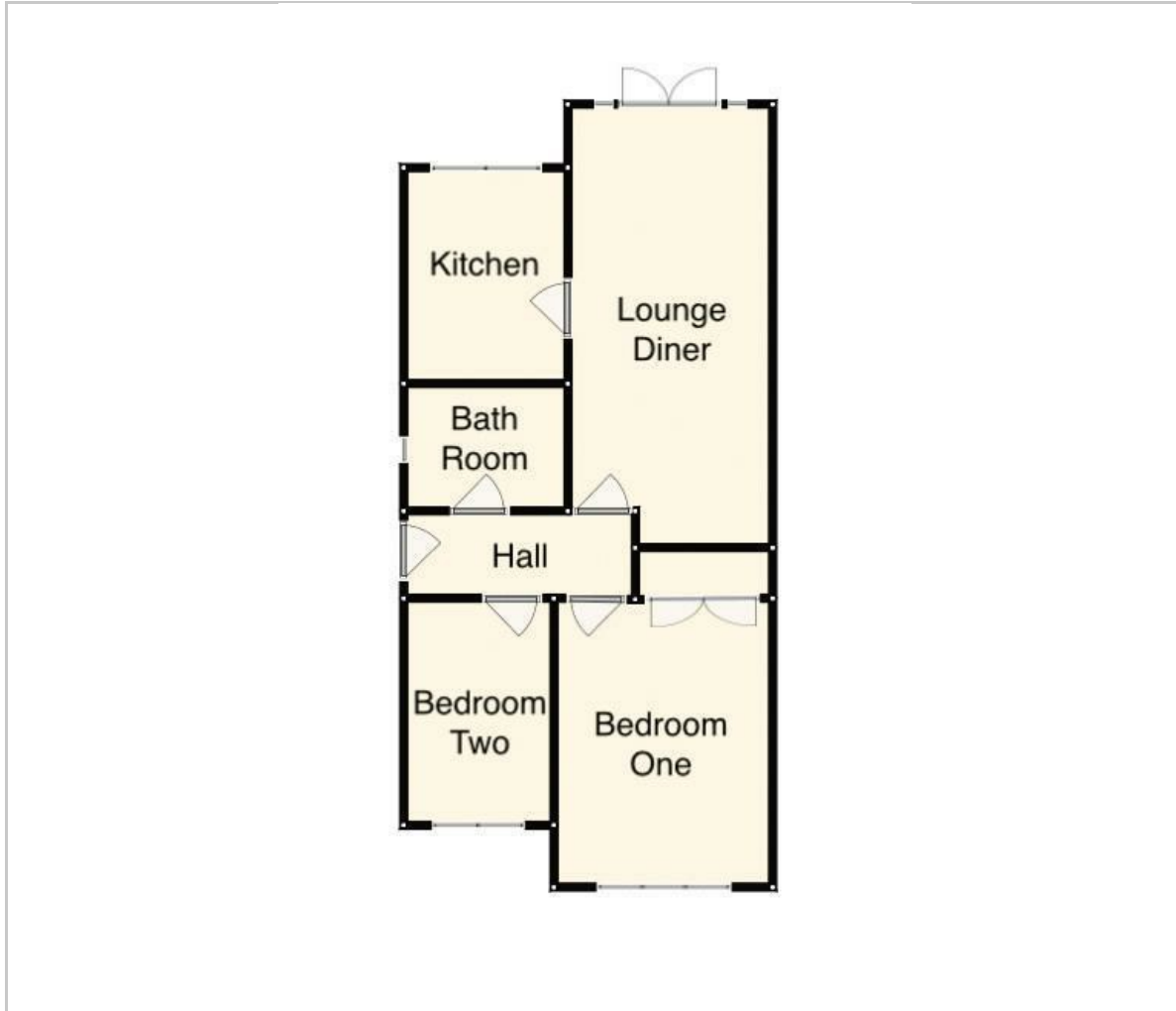
Mobile-see eofcom checker for more details

## Note To Buyers

Otline planning permission has been approved to the rear of the property (89-91 Barkby Road) Please see Charnwood planning portal, application P/20/1856/2 for further details.



## 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.

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## Area Map



## Energy Efficiency Graph

