

# Aston & Co

ESTATE & LETTING AGENTS



11 Hardwick Crescent  
Syston, Leicester, LE7 1NY  
£210,000



**IMMACULATELY PRESENTED TOWN HOUSE WITHIN WALKING DISTANCE OF THE STATION**

Attention First Time Buyers and Investors! Aston and co are delighted to offer to the market this immaculately presented town house set in the ever popular town of Syston. The accommodation briefly consists of; entrance porch, lounge diner, kitchen and a rear hall to the ground floor. The first floor offers two good size bedrooms and a recently refitted shower room. The property also benefits from uPVC double glazing, gas central heating and low maintenance front and rear gardens. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Mid-Townhouse
- Walking Distance of The Station
- Ideal FTB-Buy2let
- Two Bedrooms
- Gas Central Heating & Upvc Double Glazing
- Front & Rear Gardens
- Viewing Essential
- 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, Thurmaston Retail Park 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 Porch

3'3" x 2'11" (1.01 x 0.91 )

With glazed oak door leading into.

## Lounge Diner

16'2" x 12'11" (4.95 x 3.96)

With upvc double glazed window to the front, coved ceiling, recessed spotlighting, laminate wood flooring and under stairs storage.

## Kitchen

8'3" x 10'0" (2.52 x 3.05 )

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, stainless sink and drainer unit, plumbing for a washing machine, coved ceiling and recessed spotlighting.

## Rear Hall

With stairs to the first floor and door leading on to the rear garden.

## The First Floor Landing

With loft hatch, storage cupboard and provides access to the following.

## Bedroom One

8'5" x 13'0" (2.59 x 3.98 )

With two upvc double glazed windows to the front aspect, laminate wood flooring, coved ceiling and recessed spotlighting.

## Bedroom Two

13'7" x 7'0" (4.16 x 2.14)

With upvc double glazed window to the rear aspect, built in wardrobes, laminate wood flooring, coved ceiling and recessed spotlighting.

## Shower Room

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and a walk in shower.

## Outside

To the front of the property is a low maintenance gravelled garden with a paved path leading to the front door.

To the rear is a lawned garden with fenced boundaries and a paved patio area with a path leading to the rear gate.

## Services

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

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Mobile See Ofcom checker for more details. <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Parking is on street.



## Floor Plan



## Viewing

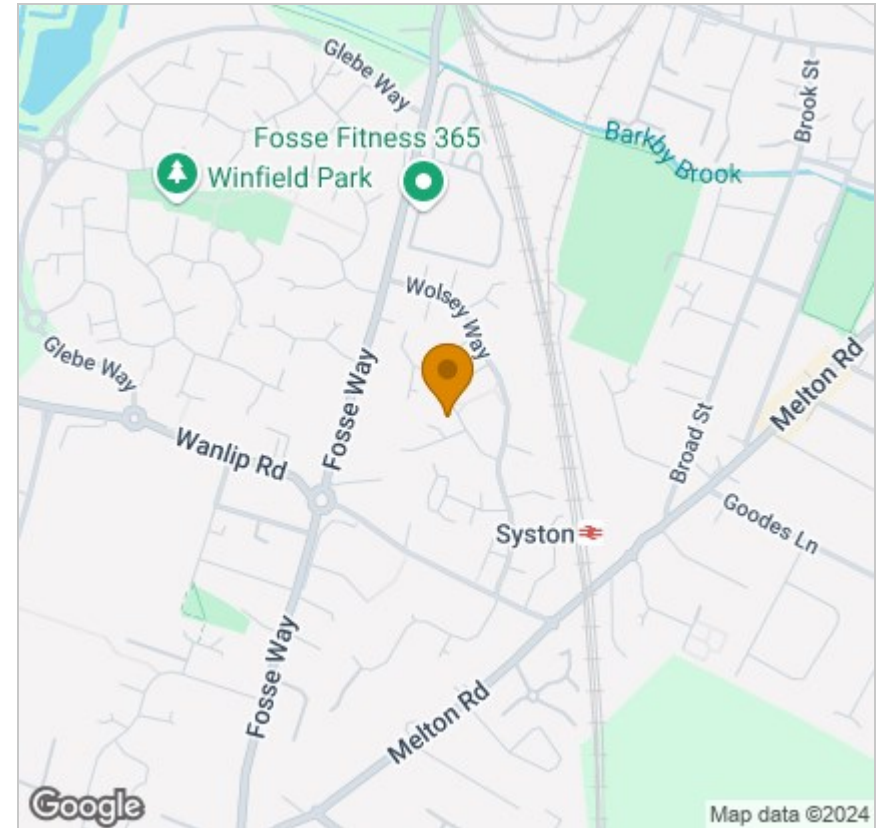
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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

