



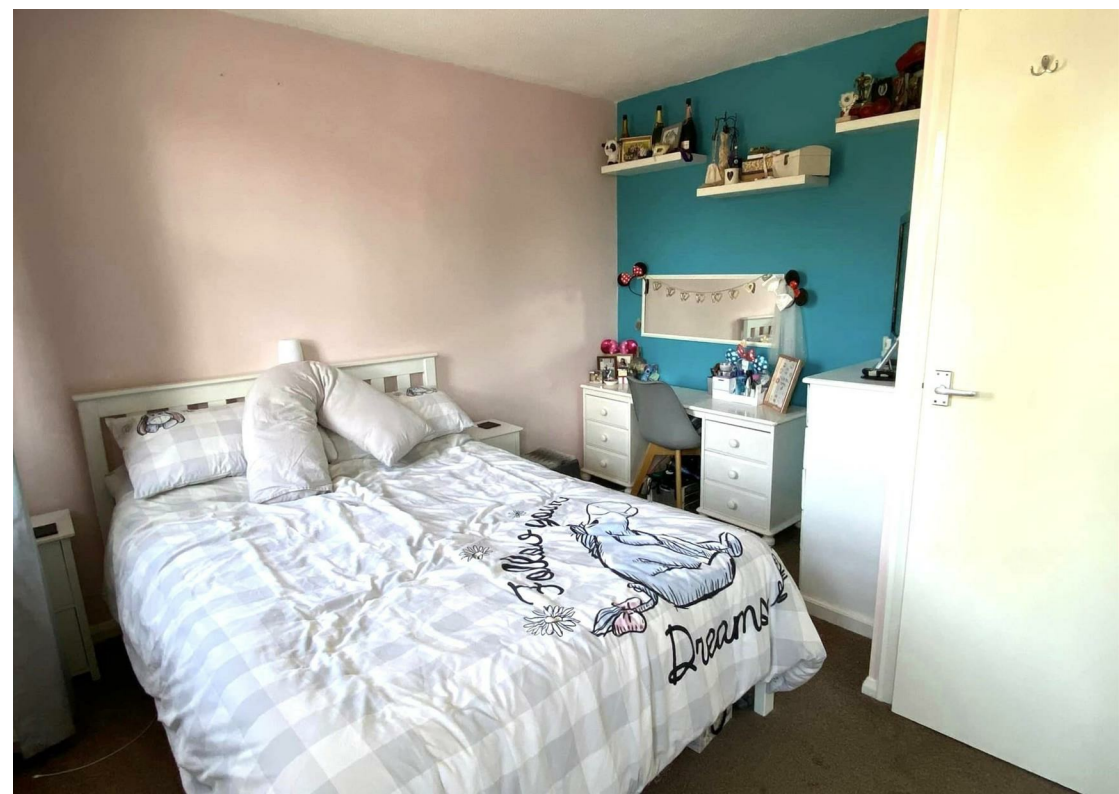
18 Chatsworth Drive  
Syston, LE7 1HX

Offers In Excess Of £200,000



New to the market and being sold with no upward chain is this well presented, two bedroom, Georgian style mid town house situated just a short walk from Syston Train Station. Ideal for First Time Buyers and Investors alike this property is a must view for those looking for a stress free move. Inside, the property briefly comprises; entrance porch, spacious lounge, modern kitchen and a rear hall to the ground floor. To the first floor are two good size bedrooms and a family bathroom. The property also benefits from front and rear gardens, garage in a block, uPVC double glazing fitted this year and gas central heating.

- Well Presented
- Two Bedroom
- Georgian Style Mid Town House
- No Upward Chain
- Ideal FTB / BTL
- Front And Rear Gardens & Garage
- Council Tax Band B / Freehold
- EPC Rating D



## 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

3'04 x 2'11 (1.02m x 0.89m)

Providing access to the following.

## Lounge

16'03 x 13 (4.95m x 3.96m)

(maximum measurements) Spacious lounge with ample storage under the stairs, uPVC double glazed window to the front aspect and leads into the kitchen.

## Kitchen

9'01 x 10 (2.77m x 3.05m)

Modern kitchen fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, plumbing for a washing machine, uPVC double glazed window to the rear aspect and leads into the rear hall.

## Rear Hall

With uPVC double glazed door leading out onto the rear garden and stairs leading to the first floor.

## The First Floor Landing

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

## Bedroom One

10'11 x 13 (3.33m x 3.96m)

(maximum measurements) Double bedroom with two uPVC double glazed windows to the front aspect.

## Bedroom Two

13'11 x 7'01 (4.24m x 2.16m)

Another good size room with uPVC double glazed window to the rear aspect.

## Bathroom

8 x 5'08 (2.44m x 1.73m)

(maximum measurements) Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator, storage cupboard and an obscure uPVC double glazed window to the rear aspect.

## Outside

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

To the rear is a private, south facing garden with paved patio area, shed with power and light, paved path leading to the rear gate which in turn leads to the garage and fenced boundaries with the remainder laid to lawn.

## Garage

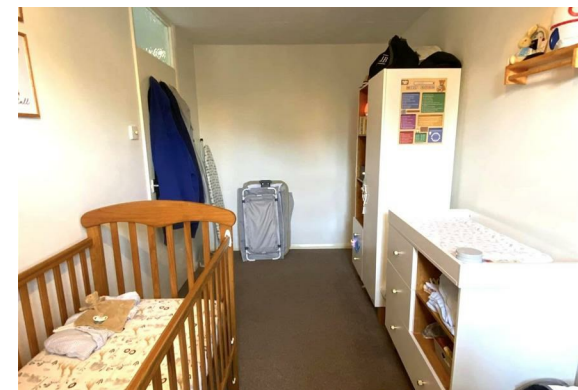
With up and over door.

## Services

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

Internet - standard, super and ultrafast - see ofcom checker for more details

Parking is on street.



## Floor Plan



## Viewing

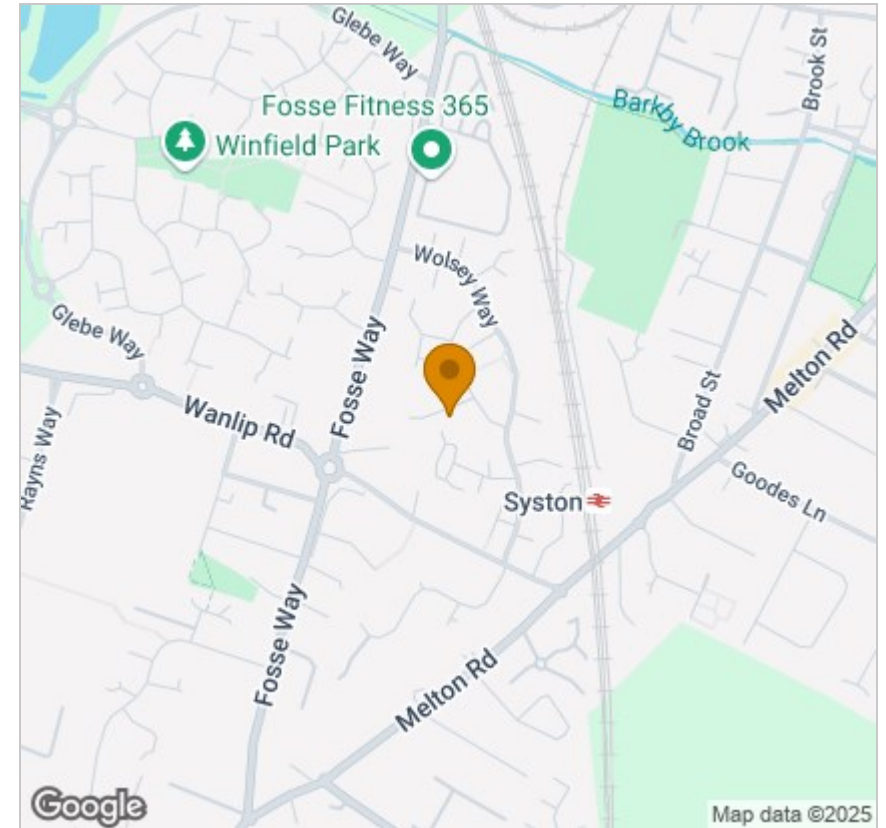
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

