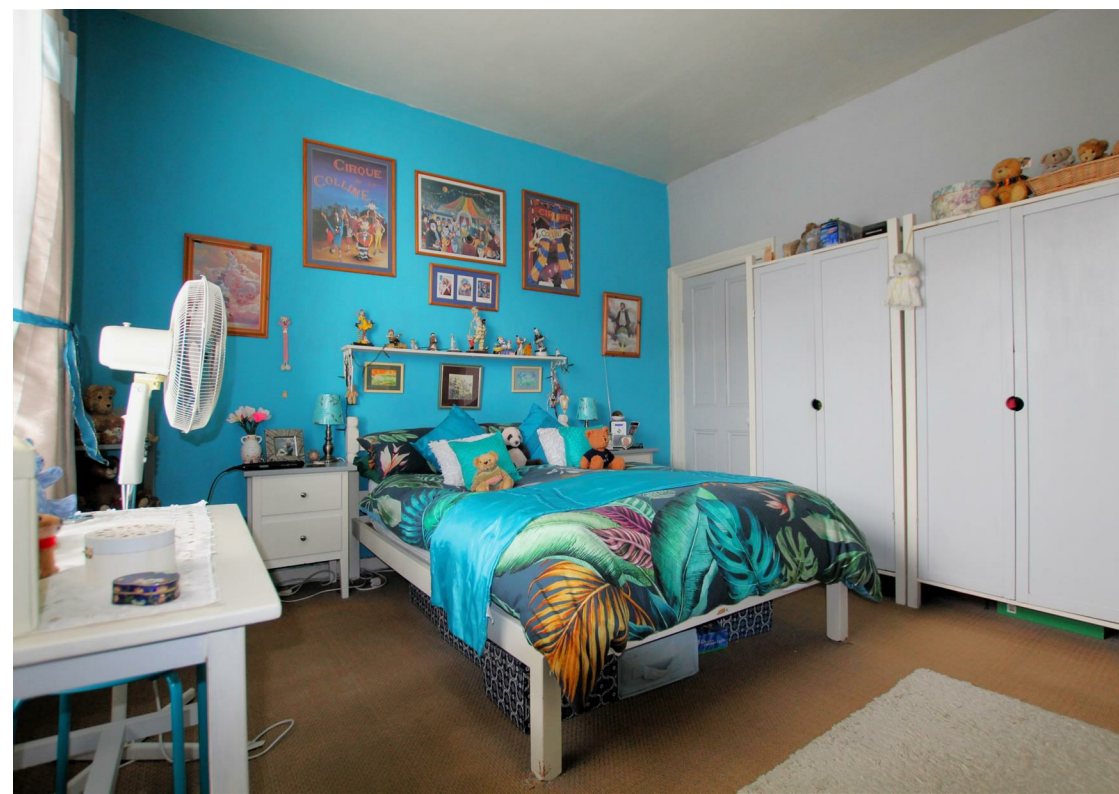




22 Brookfield Street
, Syston, LE7 2AD
£216,500

IDEAL FIRST TIME BUY OR BUY 2 LET, WALKING DISTANCE OF THE CENTRE!!! Aston & Co are delighted to offer to the market this well presented, deceptively spacious terraced home set within walking distance of the centre. The accommodation briefly consists of, entrance hall two reception rooms and a galley kitchen to the ground floor, with two good size bedrooms and a bathroom to the first floor. The property also benefits from upvc double glazing, external wall insulation and a generous rear garden with three brick stores. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Terraced Home
- Walking Distance Of The Centre & Station
- Two Reception Rooms & Galley Kitchen
- Two Good Size Bedrooms & Bathroom
- Rear Garden With Three Brick Stores
- Upvc Double Glazing, External Wall Insulation
- Balanced Flue Gas Heaters & Multi Fuel Stove
- EPC Rating E, Freehold & Council Tax Band A



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.

Entrance Hall

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

Lounge

12'3" x 13'0" (3.75 x 3.97)

With window to the front, multi fuel stove with feature fire place and tiled hearth.

Dining Room

12'3" x 13'0" (3.74 x 3.97)

With window to the rear, understairs storage cupboard, Karndean flooring and gas fire with feature surround.

Kitchen

9'11" x 6'0" (3.03 x 1.84)

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 gas fired oven and hob with extractor, sink and driner unit, plumbing for a washing machine and tiled flooring.

The First Floor Landing

Providing access to the following.

Bedroom One

12'4" x 13'0" (3.76 x 3.98)

With window to the front and over stairs storage cupboard.

Bedroom Two

7'6" x 12'3" (2.30 x 3.74)

With window to the rear and laminate wood flooring.

Bathroom

9'9" x 6'4" (2.99 x 1.95)

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

Outside

To the rear is a mature well stocked garden with hedged and fenced boundaries and three brick stores.

Services

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

Internet- standard, ultra and superfast see ofcom checker for more details

Mobile see ofcom checker for more details

Note To Buyers

Please note this property did suffer some minor damage to the kitchen floor during the recent floods. The owners inform us this was the first time the property has been affected in over 33 years.



Floor Plan



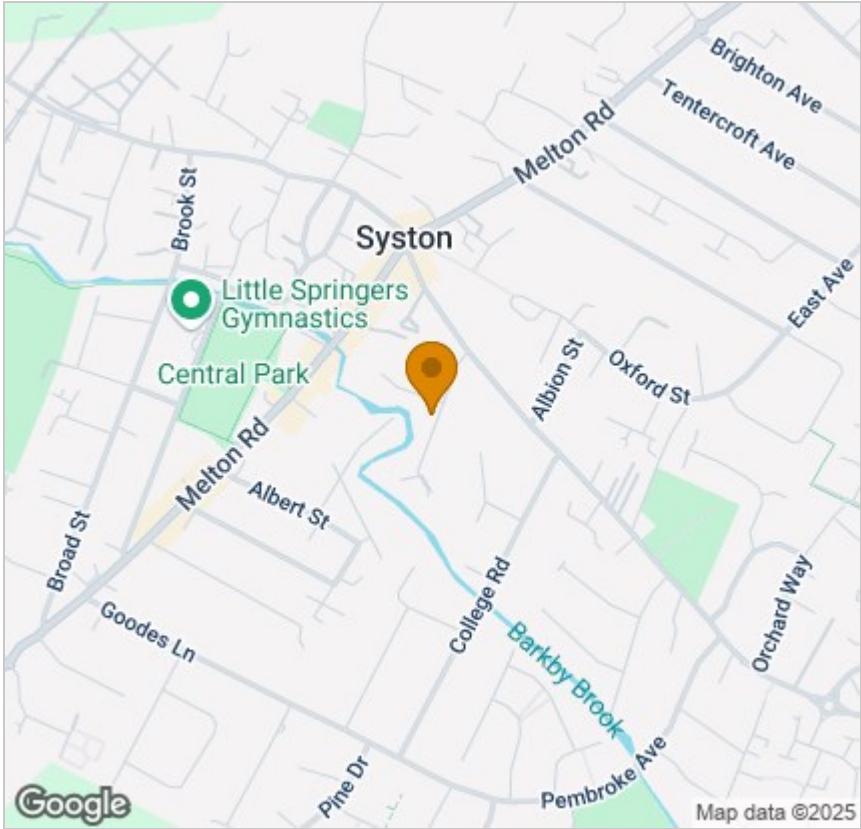
Viewing

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 firms 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

