



63 Fosse Way  
, Syston, LE7 1NF  
**£400,000**





Rare Opportunity, Commercial Property With Great Potential! Aston & Co are delighted to offer to the market this spacious, Victorian property set within walking distance of the station. The property is currently an accounts practice and is equally suited to business or residential use, however buyers wanting to use the property for residential use will need to seek change of use via the local authority. The accommodation briefly consists of, entrance hall, four reception rooms, a kitchen and a bathroom to the ground floor. To the first floor are four bedrooms and a WC. The property also benefits from double glazing, gas central heating, rear garden and off road parking for multiple vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Victorian Property With Character features.
- Walking Distance Of The Station
- Four Reception Rooms
- Four Bedrooms
- Bathroom & WC
- Off Road Parking
- Rear Garden
- Currently Used as Offices
- Freehold, EPC rating TBC
- Will Require Change Of Use To Be Used As A Residential Property





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 glazed hardwood door leading in to.

Entrance Hall

18'2" x 6'5" (5.56 x 1.97 )

With feature staircase, understairs storage, coved ceiling and provides access to the following.

Reception Room One

13'1" x 14'0" (4.01 x 4.29 )

With bay window to the front, coved ceiling, ceiling rose, chandelier and stone fire place.

Reception Room Two

13'3" x 14'1" (4.05 x 4.31 )

With bay window to the front, coved ceiling, ceiling rose, chandelier and stone fire place.

Reception Room Three

15'0" x 10'1" (4.58 x 3.09 )

Half bay window to the rear with window seat and coved ceiling.

Kitchen

12'10" x 14'10" (3.92 x 4.54)

Fitted with a range of floor and wall mounted units with roll top work surfaces, tiled splashbacks and a stainless sink and drainer unit.

Reception Room Four

9'10" 18'0" (3.00 5.5 )

With dual aspect windows and door leading to the side and rear.

The First Floor Landing

14'2" x 6'5" (4.33 x 1.98 )

Fitted with a range of floor and wall mounted units with roll top work surfaces, tiled splashbacks and a stainless sink and drainer unit.

Bedroom One

12'6" x 14'1" (3.82 x 4.31)

With window to the front and built in wardrobes.

Bedroom Two

13'1" x 14'2" (4.00 x 4.33)

With window to the front, coved ceiling and built in wardrobes.

Bedroom Three

12'5" x 10'6" (3.79 x 3.22)

With window to the side and coved ceiling.

Bedroom Four

6'11" x 16'8" (2.13 x 5.10 )

With window to the rear.

WC

2'7" x 5'5" (0.80 x 1.67 )

With low level wc.

Outside

The front of the property is tarmacked and is currently used for parking. To the rear is garden area and further parking spaces.

Services

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



Floor Plan



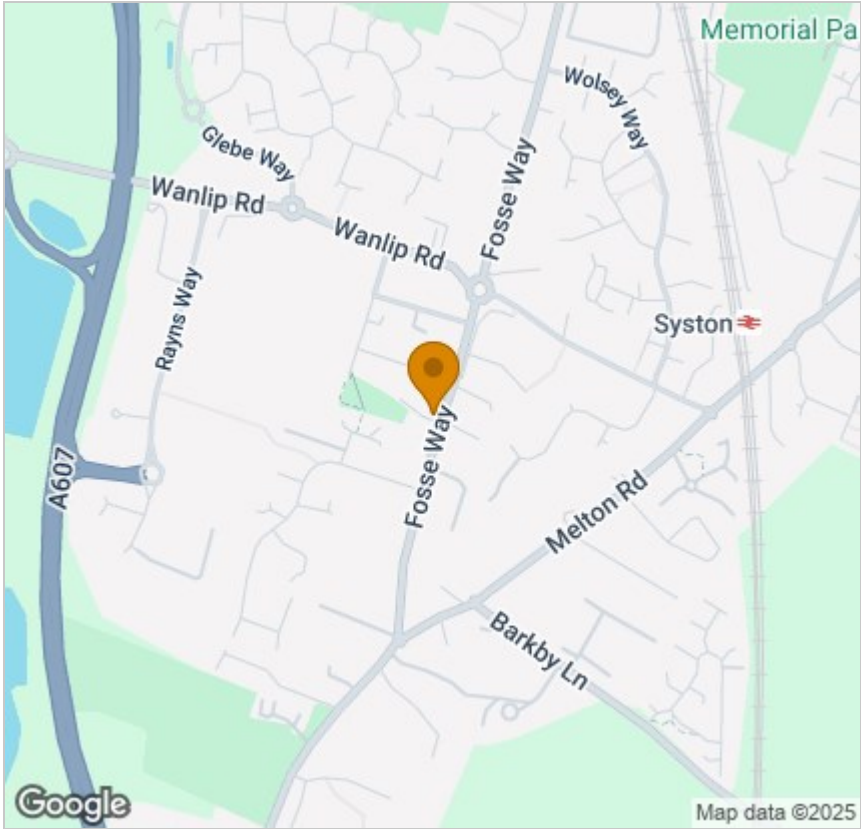
Viewing

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.

4 High Street Syston, Leicester, LE7 1GP  
Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

