



13 Oxford Street, Syston - LE7 2AT

Offers Over £170,000

 **NEWTON FALLOWELL**

13 Oxford Street

Syston, Leicester

Situated in the heart of Syston and within easy walking distance of a wide range of local amenities, this neutrally decorated two-bedroom terrace property is offered for sale with **no upward chain**. The accommodation briefly comprises two reception rooms, providing flexible living and dining space, together with a modern fitted kitchen and a cellar. To the first floor are two bedrooms and a modern bathroom. Externally, the property benefits from a rear garden. Ideally suited to **first-time buyers, downsizers or buy-to-let investors**, this property combines a convenient location with well-proportioned accommodation and is ready to move into. An early viewing is highly recommended.

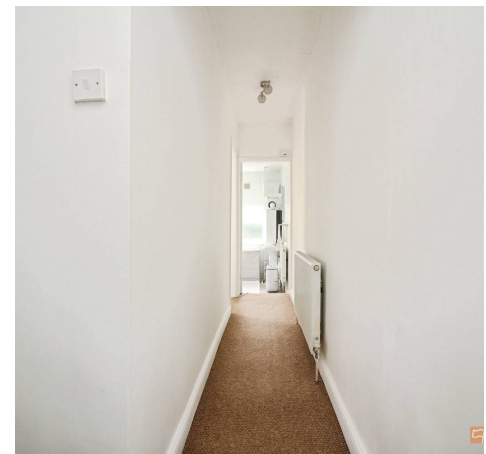
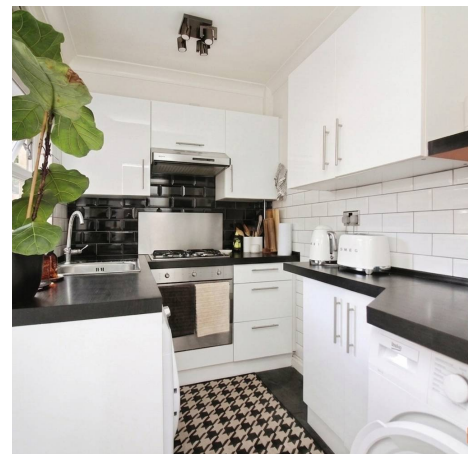
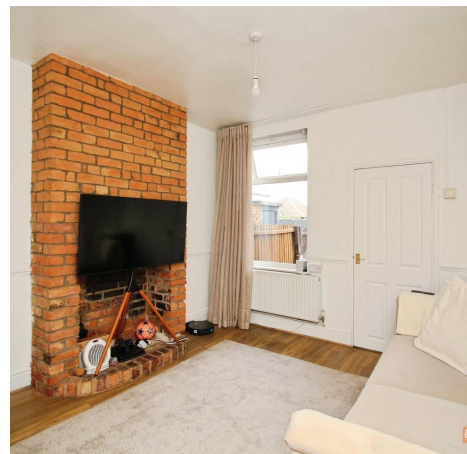
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two bedrooms
- Traditional mid terrace house
- Available with no upward chain
- Located in the heart of Syston
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you step directly into the principal reception room, which is presented in neutral tones with wood-effect flooring. The room features an exposed brick fireplace with multi fuel stove and meter cupboard. A door leads through to an inner lobby, with a door opening to steps leading down to a cellar. A further door leads to the second reception room.

The second reception room continues the neutral décor and wood-effect flooring, offering a versatile space that would be ideal for formal dining or a comfortable sitting room. The kitchen is fitted with a modern range of wall and base units, complemented by an inset sink and drainer, built-in oven and four-ring hob. Brick-effect tiling adds a contemporary touch, while there is space for a washing machine and fridge freezer. A side access door provides direct access to the outside.

Moving upstairs

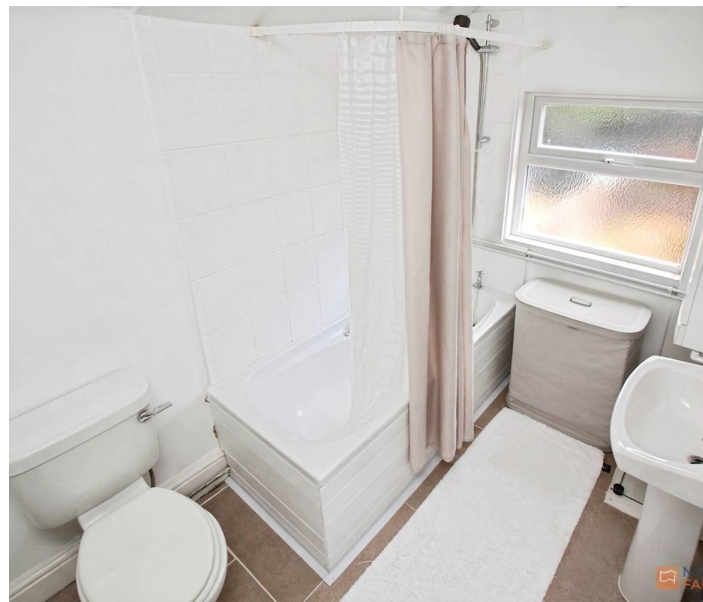
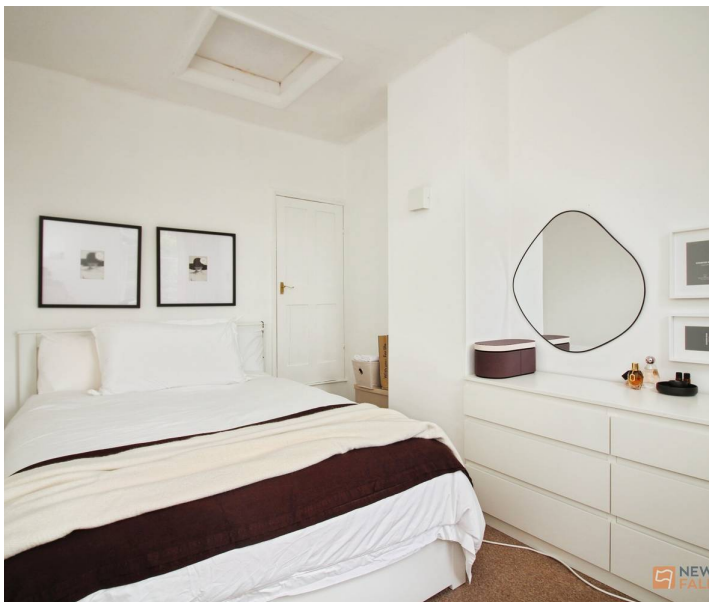
Ascend to the first floor, where the landing provides access to two well-presented bedrooms, both decorated in neutral tones. The principal bedroom benefits from a charming feature cast-iron fireplace, while the second bedroom offers the added convenience of a useful built-in cupboard. Completing the first floor is a modern family bathroom comprising a bath, wash basin and WC, complemented by tiled surrounds. A concealed boiler is also located within the bathroom.

Outside

Outside to the rear of the property is side gated access which is shared with neighbouring properties. The rear garden is mainly laid to lawn with fencing to boundaries.

Location

The property is situated in the attractive village of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.



Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

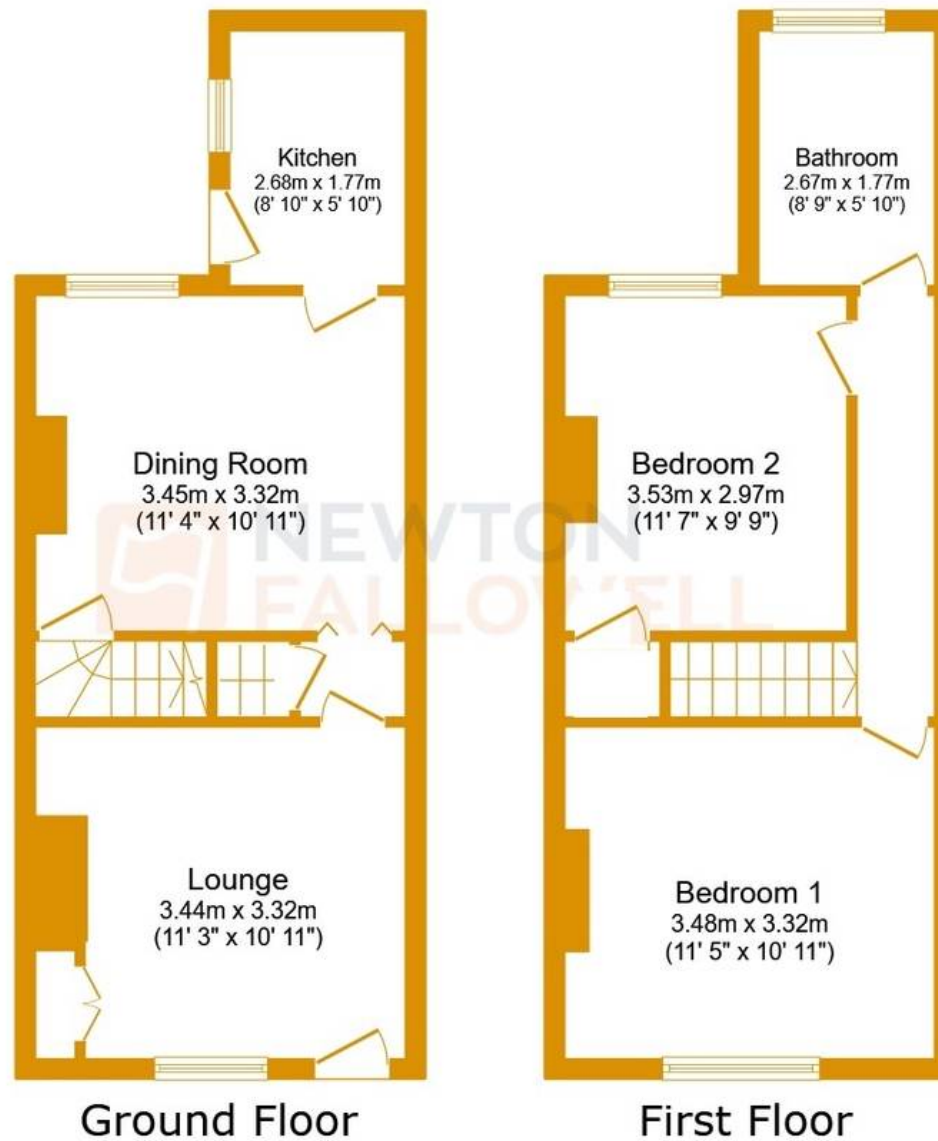
Making an Offer

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Agents Note

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Total floor area: 72.7 sq.m. (782 sq.ft.)

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