Aston&Co
ESTATE & LETTING AGENTS

146 Wolsey Way

Syston, Leicester, LE7 1NP

£200,000

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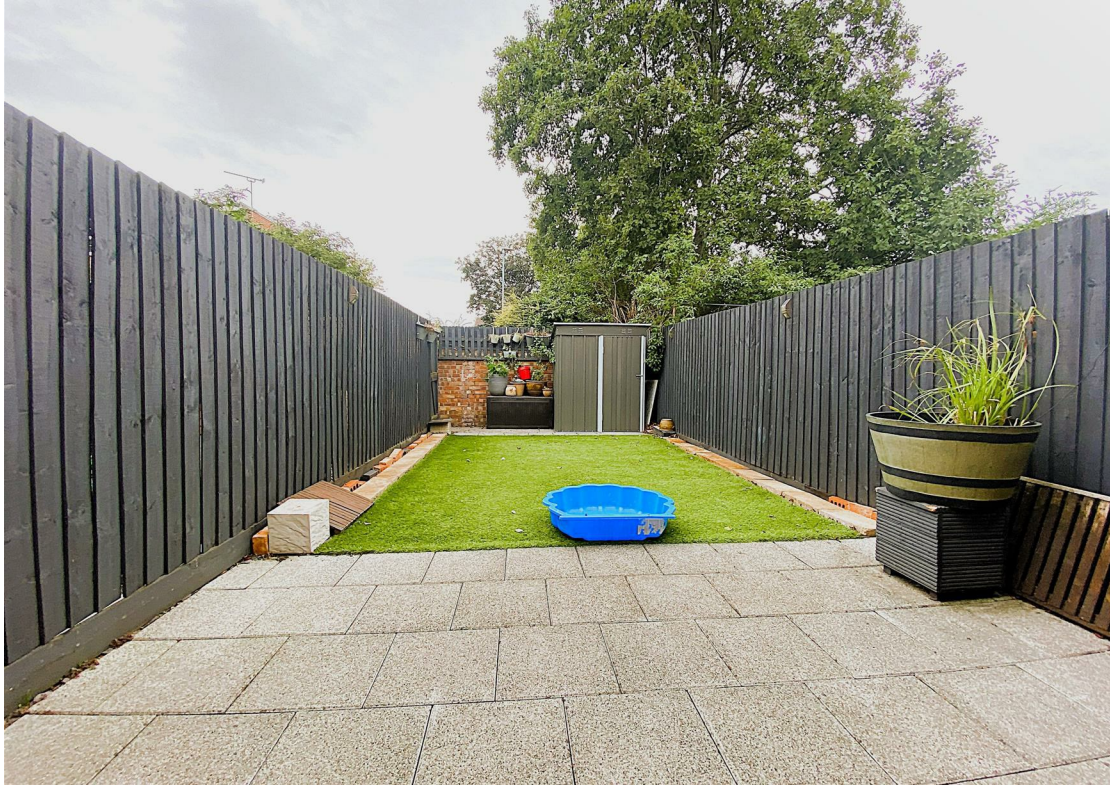
SPACIOUS TOWN HOUSE, IDEAL FIRST TIME BUY, WALKING DISTANCE OF CENTRE & STATION!

Aston & Co are delighted to offer to the market this well presented, two bedroom mid town house located in the ever popular town of Syston. The accommodation briefly consists of; entrance porch, spacious lounge-diner, modern kitchen and rear hall to the ground floor. To the first floor are two generous bedrooms and a family bathroom. The property also benefits from uPVC double glazing, gas central heating, front and rear gardens and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Mid Town House
- Walking Distance Of Station & Centre
- Lounge-Diner & Kitchen
- Two Good Size Bedrooms
- Front & Rear Gardens
- Gas Central Heating & Upvc Double Glazing
- Garage
- EPC Rating D, 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 double glazed composite door leading into.

Entrance Porch
3'4" x 2'11" (1.02m x 0.91m)
With glazed door and provides access to the following.

Lounge-diner
16'2" x 12'9" (4.95 x 3.91)
With upvc double glazed window to the front aspect, coved ceiling, under stairs storage and media wall.

Kitchen
8'5" x 9'8" (2.59 x 2.97)
Fitted with a range of floor and wall mounted units, roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, electric hob and extractor, stainless steel sink and drainer unit, plumbing for a washing machine and upvc double glazed window to the rear aspect.

Rear Hall
6'2" x 2'9" (1.90 x 0.84)
With stairs to the first floor and double glazed upvc door to the rear garden.

The First Floor Landing
With storage cupboard and provides access to the following.

Bedroom One
11'1" x 12'9" (3.38 x 3.91)
With two upvc double glazed windows to the front aspect.

Bedroom Two
13'7" x 6'9" (4.16 x 2.08)
With upvc double glazed window to the rear aspect.

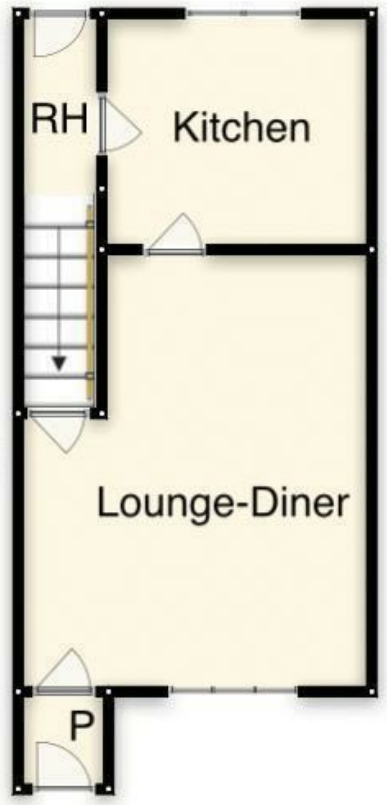
Bathroom
7'10" x 5'3" (2.39 x 1.62)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and a bath with shower over.

Outside
To the front is a gravelled garden with a paved pathway leading to the property.
To the rear is a landscaped garden with a patio area, artificial lawn and fenced boundaries. The rear garden also has gated access leading to the garage which sits in a block behind the property.

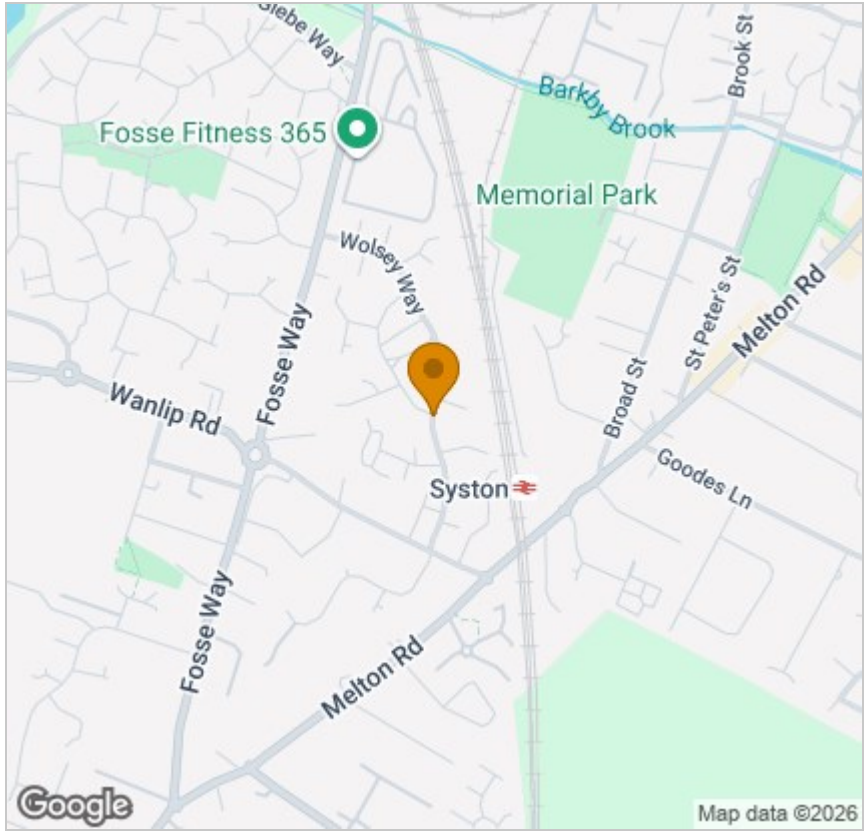
Garage

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

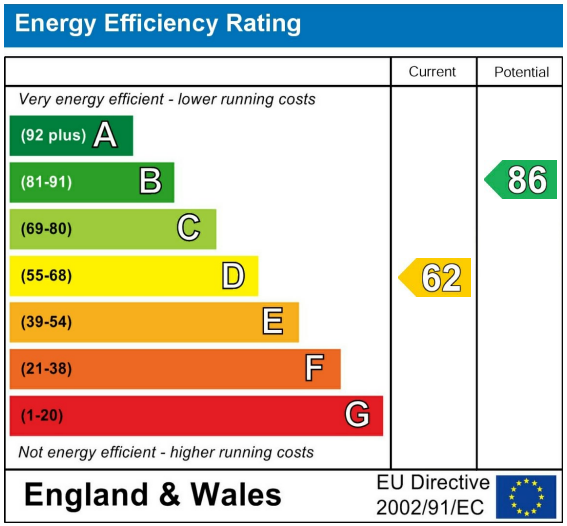
Floor Plan



Area Map



Energy Efficiency Graph



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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