

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.

Call us on 0116 277 2277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

9 Heath Avenue, Syston, Leicester, Leicestershire, LE7 1YN
£950 Per month

OVERVIEW

- Two Bedroom Property
- Population Location
- Lounge
- Kitchen
- Rear Garden
- Family Bathroom
- Available August
- Call 0116 2771777
- EPC Rating (C) Council Tax Band (B)



THE INSIDE STORY

Nestled in the charming area of Heath Avenue, Syston, Leicester, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and modern living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a cosy home.

The townhouse boasts a practical layout that maximises space and functionality. The inviting living area is perfect for relaxation and entertaining, while the kitchen offers ample room for culinary pursuits. Natural light floods the interiors, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, residents will appreciate the convenience of local amenities, including shops, schools, and parks, all within easy reach. Syston is well-connected to Leicester city centre, making it an ideal location for commuters and those who enjoy the vibrancy of city life.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this townhouse on Heath Avenue is a wonderful choice that combines comfort, convenience, and community. Do not miss the chance to make this charming property your new home.

EPC Rating (C)

Council Tax Band (B)

LOCATION LOCATION....

Syston is a popular town in the delightful district of Charnwood in Leicestershire. The River Soar runs past the western edge of the town. Syston town centre is bustling with life where you can find a plethora of shops and restaurants. With good bus and train links on its doorstep. The main midland line runs direct through Syston town. Locally there is a range of schooling in the form of Primary, High School and Academies.