



**5 BROOKFIELD STREET, SYSTON,
LEICESTER, LE7 2AD**



PRICE:£149,950

This one bedroom mid-terraced property is situated within walking distance to Syston Village Centre. With access to local commuter routes and the train station as well as a variety of shops in the village centre, this property is in the perfect location for a first home. Offering unfurnished accommodation comprising of a lounge and kitchen to the ground floor. To the first floor, there is a double bedroom and a bathroom which comprises of a three piece suite. Outside there is a shared yard area to the rear. On-street parking is available within the vicinity. Energy Rating D. The council tax band is A.

THINKING OF SELLING?

For a FREE APPRAISAL of your property without obligation

Residential Sales

RING FRECKELTONS on 01509 214564

ACCOMMODATION:

LOUNGE: 10'11" x 9'08" (3.08m x 2.77m) UPVC Double Glazed window to the front elevation. Ceiling light point. Built in cupboard housing properties meters.

KITCHEN: 8'02" x 8'00" (2.44m x 2.43m) Range of base level units with roll edge work surface. UPVC double-glazed window to the rear elevation. Ceiling light point. Central Heating Radiator.

DOUBLE BEDROOM: 10'11" x 9'08" (3.08m x 2.77m) UPVC double-glazed window the front elevation. Ceiling Light point. Central heating radiator.

BATHROOM: 8'02 x 8'00" (2.44m x 2.43m) Three-piece suite comprising of a bath, wash hand basin and a WC. Ceiling light point. Central Heating Radiator. UPVC double-glazed window to rear elevation. Housing the properties Glow Worm Boiler.

OUTSIDE: The property sits flush fronted to the road where there is on-street parking available within the vicinity. To the rear there is a shared patio area with a raised section.

COUNCIL TAX BAND: Band A

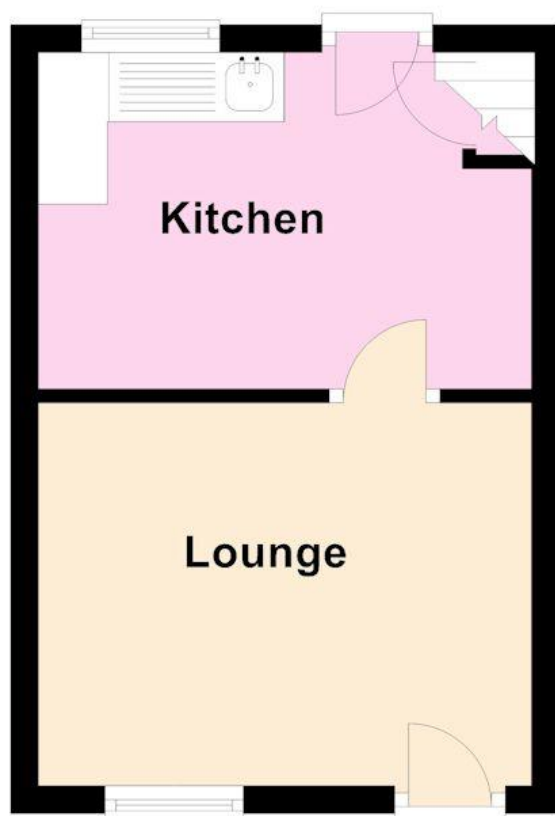
DIRECTIONAL NOTE: From our office, proceed in a southerly direction down the A6 Leicester Road. At the traffic lights go straight over until the roundabout and take the first exit onto the A6. Keep on the A6 for some distance going straight over at the roundabout. At the next roundabout, take the first exit onto the A46 Western Bypass. Proceed along the A46 until you reach the Hobby Horse roundabout and go straight over. At the next roundabout, take the first exit onto Glebe Way and follow the round until you arrive at the T junction. At the T junction, turn left onto Fosse Way and follow the road for a short distance taking the first right hand turn onto High Street. Follow the road until you reach the mini roundabout and take the 4th exit onto Barkby Road. Proceed down Barkby Road for a short distance taking the first right onto Brookfield Street where number 5 can be located on the left hand side.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. 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 tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any



representation or warranty in respect of the above. These particulars were produced in May 2021 and are for illustrative purposes only. We are members of The Property Ombudsman scheme.

Ground Floor



First Floor

