



Smiths
your property experts

Oxford Street

Syston

- No upward chain
- Smart and modern terraced home
- Light-filled kitchen/breakfast room
- Spacious main sitting room and a useful WC
- Two double bedrooms and a family bathroom
- Private and secure rear garden
- Designated off-road parking for two vehicles
- Situated in the heart of Syston town centre

General Description

Smiths Property Experts offer to the market, with no upward chain, this smart two double-bedroom home, constructed as part of a small development, in the heart of Syston town centre.

Within easy reach of all of the town's amenities, and with two off-road parking spaces to the rear, the property would make an excellent first-time buy or investment.





The Property

The property benefits from being of modern construction, boasts UPVC double glazing and gas central heating throughout, with excellent insulative qualities.

The living space is laid across two floors, extending to 653 square feet. There is an entrance hall that leads to the main sitting room, with a kitchen/breakfast room to the rear boasting direct garden access. There is also a downstairs WC. Upstairs are two double bedrooms and the family bathroom.

The Outside

To the rear are private and secure gardens with a central lawn and a patio terrace. To the rear is designated off-road parking for two vehicles.

The Location

Syston is a well-service market town in East Leicestershire. There are excellent links to nearby Leicester City, Melton Mowbray, Loughborough, and Nottingham, including a train station, and an excellent array of primary and secondary schooling options. The public transport is excellent, and the main High Street boasts a full array of shops, eateries, etc.





Property Information

EPC Rating: C.

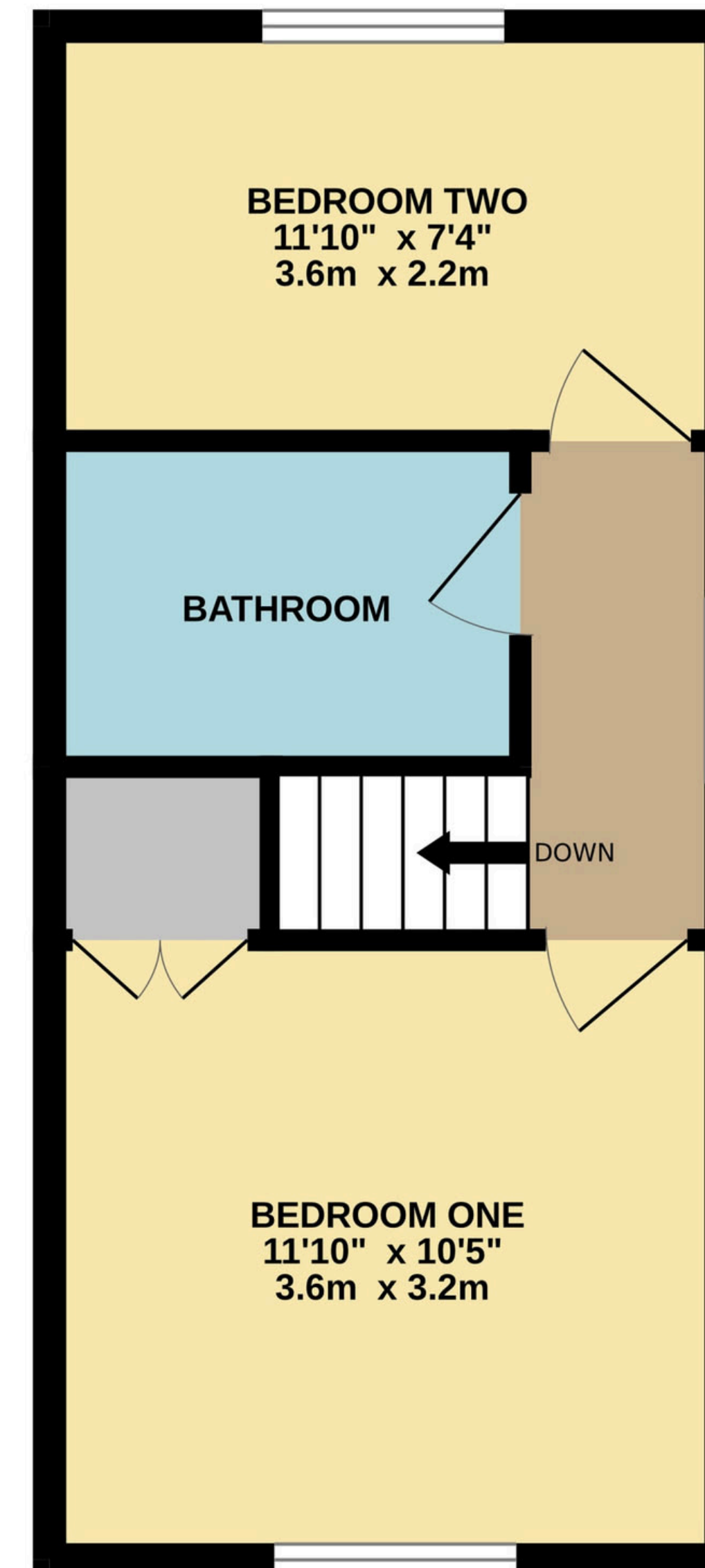
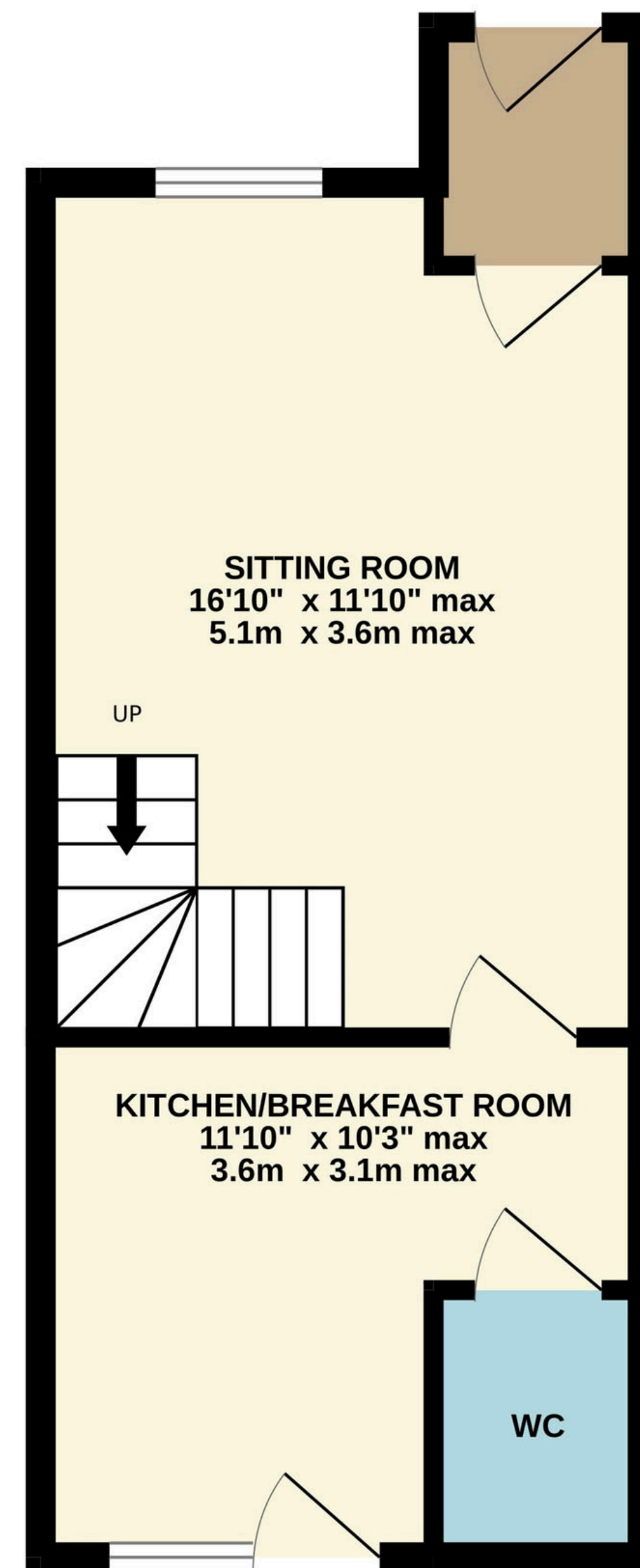
Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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