



20 University Close
Syston, Leicester, LE7 2AY
£210,000



PERFECT FOR BUYERS WANTING TO PUT THEIR OWN MARK ON A PROPERTY, WALKING DISTANCE OF THE CENTRE & STATION, CORNER PLOT, NO UPWARD CHAIN!

Aston & Co are delighted to offer to the market this semi detached bungalow set in the ever popular town of Syston. The property does require some internal decoration but offers great potential. The accommodation briefly consists of, entrance hall, lounge-diner, breakfast-kitchen, shower room and two bedrooms. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Semi Detached Bungalow Set Within Walking Distance of the Centre & Station
- Two Bedrooms
- Corner Plot
- Garage & Parking
- Upvc Double Glazing & Gas Central Heating
- No Chain
- Viewing Essential
- 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 upvc door leading into.

Hall

14'11" x 2'11" (4.57 x 0.90)

With loft hatch and provides access to the following.

Lounge-Diner

11'0" x 9'8" (3.36 x 2.97)

With upvc double glazed patio door leading onto the rear garden and gas fire with fire place.

Breakfast Kitchen

11'11" x 10'9" (3.64 x 3.30)

Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker, sink and drainer unit, breakfast bar, tiled flooring and plumbing for a washing machine.

Bedroom One

9'8" x 11'11" (2.97 x 3.64)

With half bay window to the front and fitted wardrobes.

Bedroom Two

7'8" x 11'10" (2.35 x 3.62)

With window to the front.

Shower Room

5'6" x 6'1" (1.68 x 1.87)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Outside

To the front of the property is lawned garden and paved drive which in turn leads to a detached garage.
To the rear and side is a garden with patio and lawned areas with fenced boundaries and gated access to the drive.

Garage

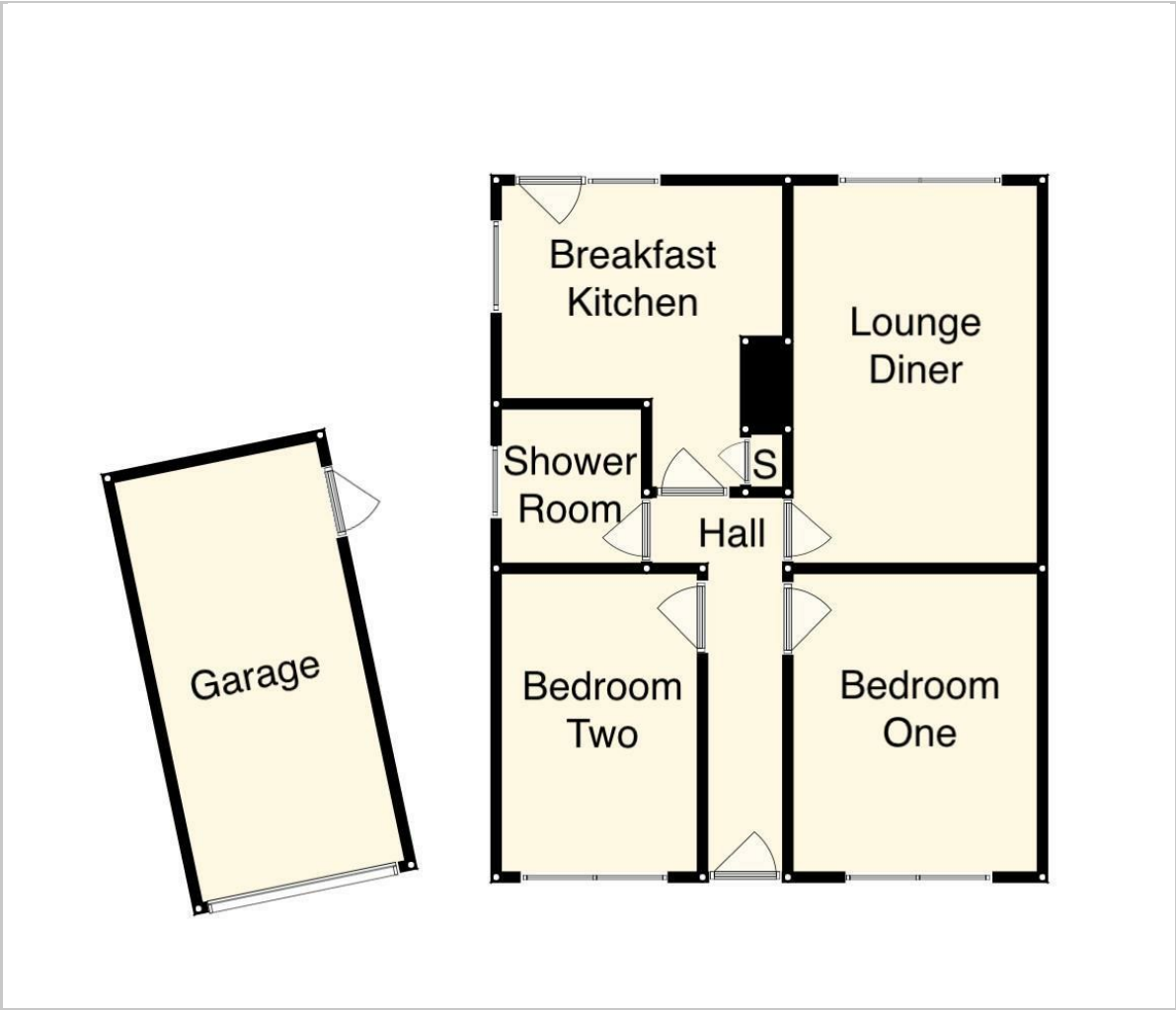
17'7" x 11'0" (5.36 x 3.36)

With up and over door, power and light.

Services

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

Floor Plan



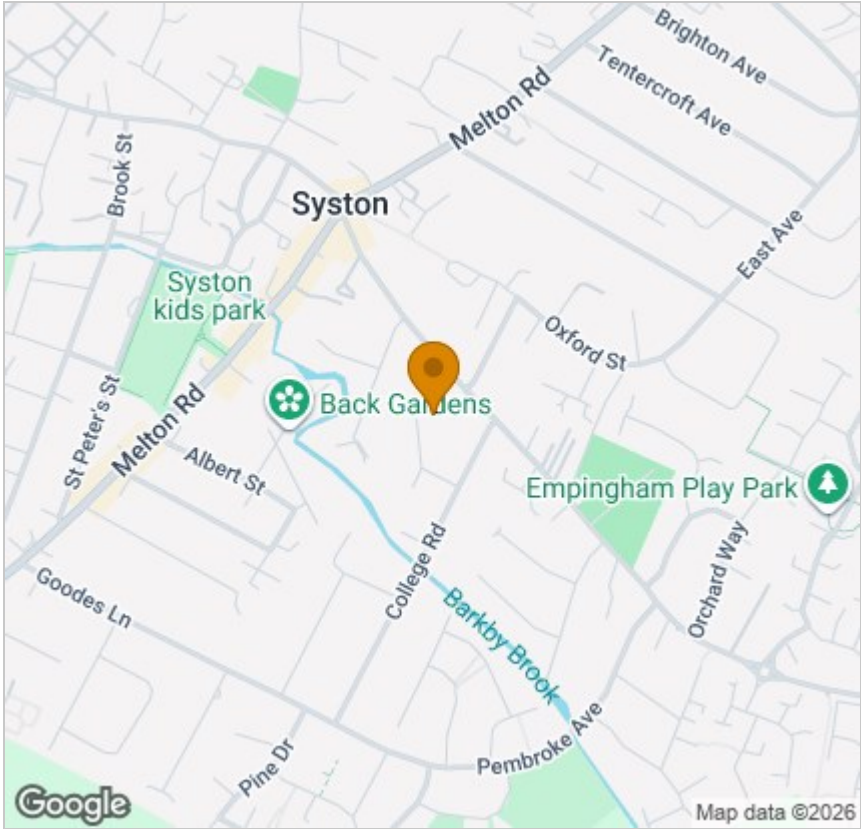
Viewing

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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Area Map



Energy Efficiency Graph

