

Aston&Co
ESTATE & LETTING AGENTS

17 Gorse Lane

Syston, Leicester, LE7 1YL

£179,950

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LOOKING FOR A PROJECT? NO UPWARD CHAIN! Attention First Time Buyers & Investors! Aston and Co are delighted to offer to the market this mid-town house set in the popular town of Syston. The property does require some internal improvement but offers great potential. The accommodation briefly consists of, entrance hall, kitchen and a lounge to the ground floor. To the first floor are two bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, rear garden and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Mid Town House
- Ideal First Time Buy / Buy to Let
- Two Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Rear Gardens
- Off Road Parking
- 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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

The Property
The property is entered via a glazed hardwood door leading into.

Entrance Hall
4'5" x 5'5" (1.36 x 1.67)
With tiled flooring and provides access to the following.

Kitchen
6'7" x 9'8" (2.02 x 2.97)
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 and plumbing for a washing machine

Lounge Diner
14'6" x 12'5" (4.43 x 3.80)
With stairs to the first floor and french doors leading onto the rear garden.

The First Floor Landing
7'2" x 6'1" (2.19 x 1.87)
With boiler cupboard, loft hatch and provides access to the following.

Bedroom One
11'1" x 12'3" (3.38 x 3.74)
With window to the rear.

Bedroom Two
13'5" x 6'0" (4.09 x 1.83)
With window to the front.

Bathroom
5'8" x 5'11" (1.74 x 1.82)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside
To the rear is a garden with patio and lawned areas with fenced boundaries.

Parking
The property benefits from an allocated parking space within the residents parking area.

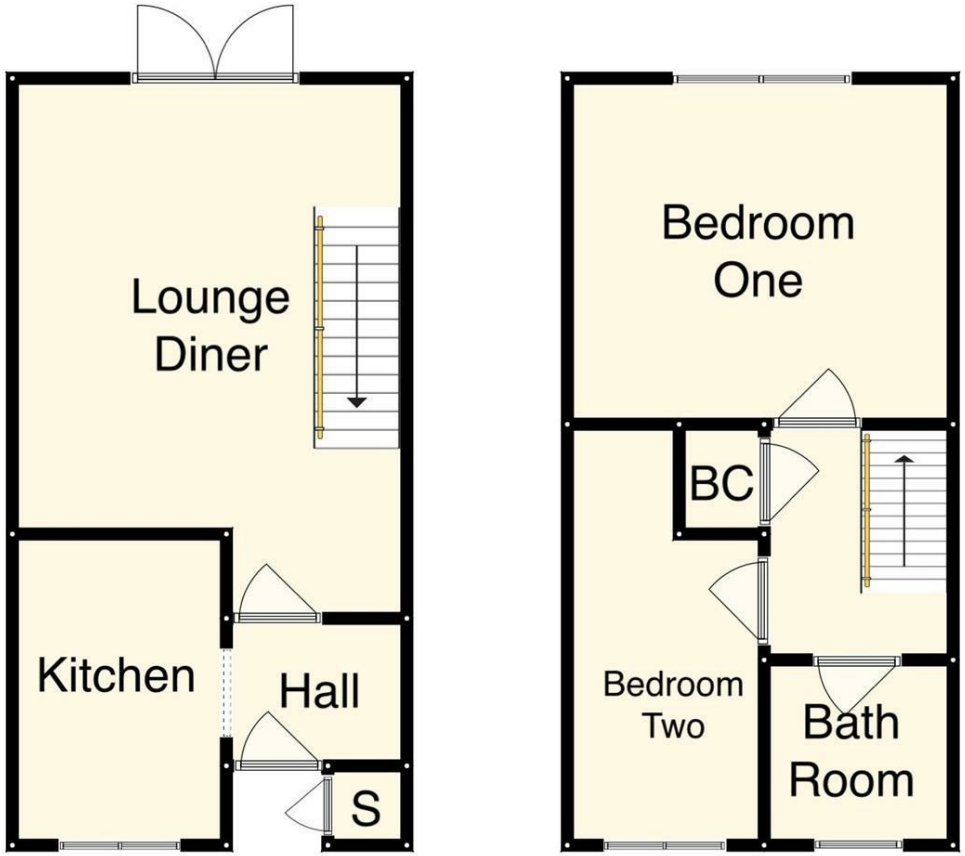
Services
The property benefits from mains gas water, electric and drainage.



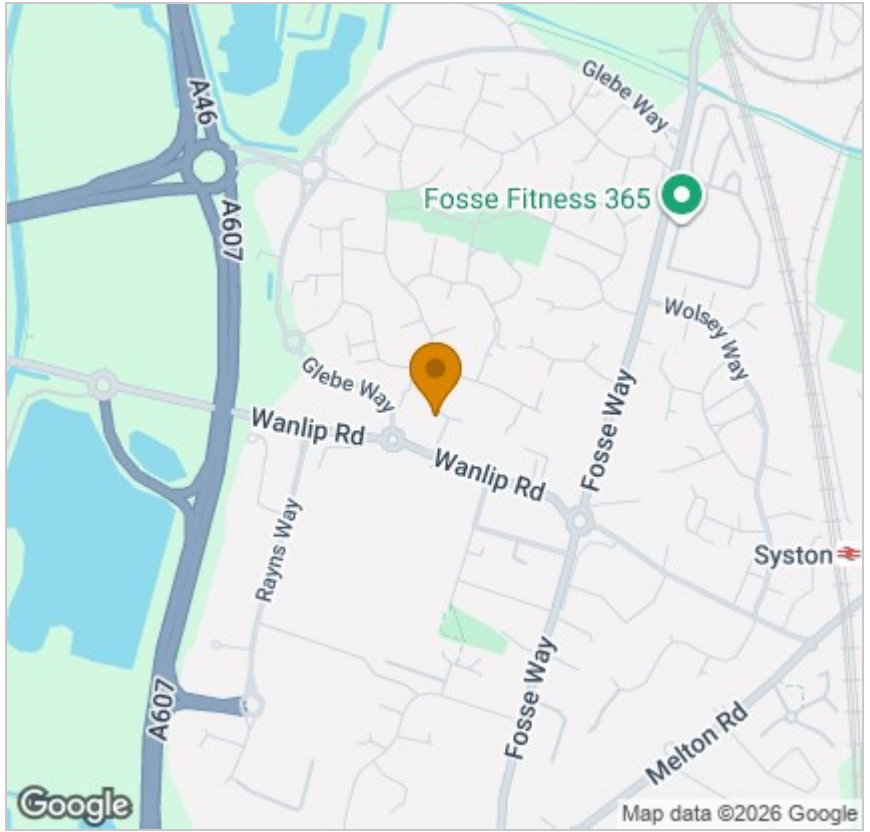




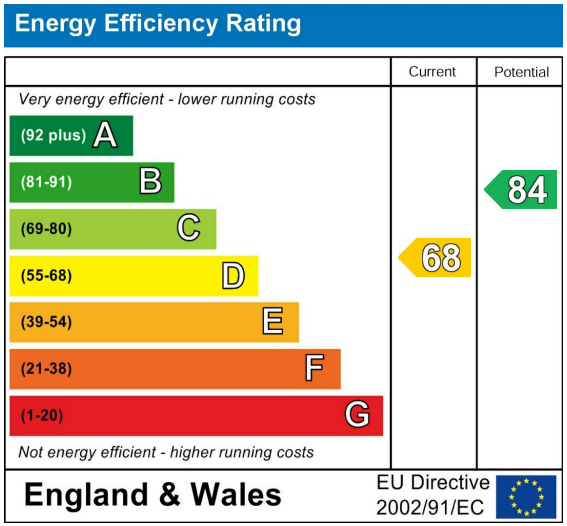
Floor Plan



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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