



18 Harrison Street  
, Thurmaston, LE4 8AE  
**£195,000**





Aston & Co are delighted to offer to the market this well presented, two bedroom mid terrace house set in the heart of Thurmaston village. Located just a short walk to Thurmaston Shopping Centre and Watermead Country Park this property makes an ideal first time buy or investment. Inside, the property briefly comprises; lounge, dining room and a kitchen to the ground floor with two double bedrooms and a bathroom to the first. The property also benefits from a large rear garden, gas central heating and uPVC double glazing.

- Well Presented
- Two Double Bedroom Mid Terrace House
- Two Reception Rooms
- Spacious Rear Garden
- Set In The Heart Of Thurmaston Village
- Walking Distance To Thurmaston Shopping Centre
- uPVC DG & GCH
- EPC RATING D / Council Tax Band A / Freehold



**Location**

Thurmaston is located around 3 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 Churchill & Eastfield Primary Schools and The Roundhill Academy.

**The Property**

The property is entered via a composite door leading into.

**Dining Room**

11'03 x 11'04 (3.43m x 3.45m)

With coved ceiling, electric fire, uPVC double glazed window to the front aspect and leads into.

**Lounge**

11'04 x 11'04 (3.45m x 3.45m)

With coved ceiling, electric fire, storage under the stairs, uPVC double glazed window to the rear aspect and leads into.

**Kitchen**

13'07 x 5'06 (4.14m x 1.68m)

Fitted with a range of floor and wall mounted units, worktop and splashbacks. The kitchen also benefits from an electric hob, oven and extractor fan, sink and drainer unit, plumbing for a washing machine, dual aspect windows and door leading out onto the rear garden.

**The First Floor Landing**

Leading into.

**Bedroom One**

11'04 x 11'04 (3.45m x 3.45m)

Spacious double bedroom with coved ceiling, fitted storage, uPVC double glazed window to the rear aspect and leads into the bathroom.

**Bedroom Two**

11'03 x 11'04 (3.43m x 3.45m)

Another double bedroom with uPVC double glazed window to the front aspect.

**Bathroom**

13'07 x 5'06 (4.14m x 1.68m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and uPVC double glazed window to the rear aspect.

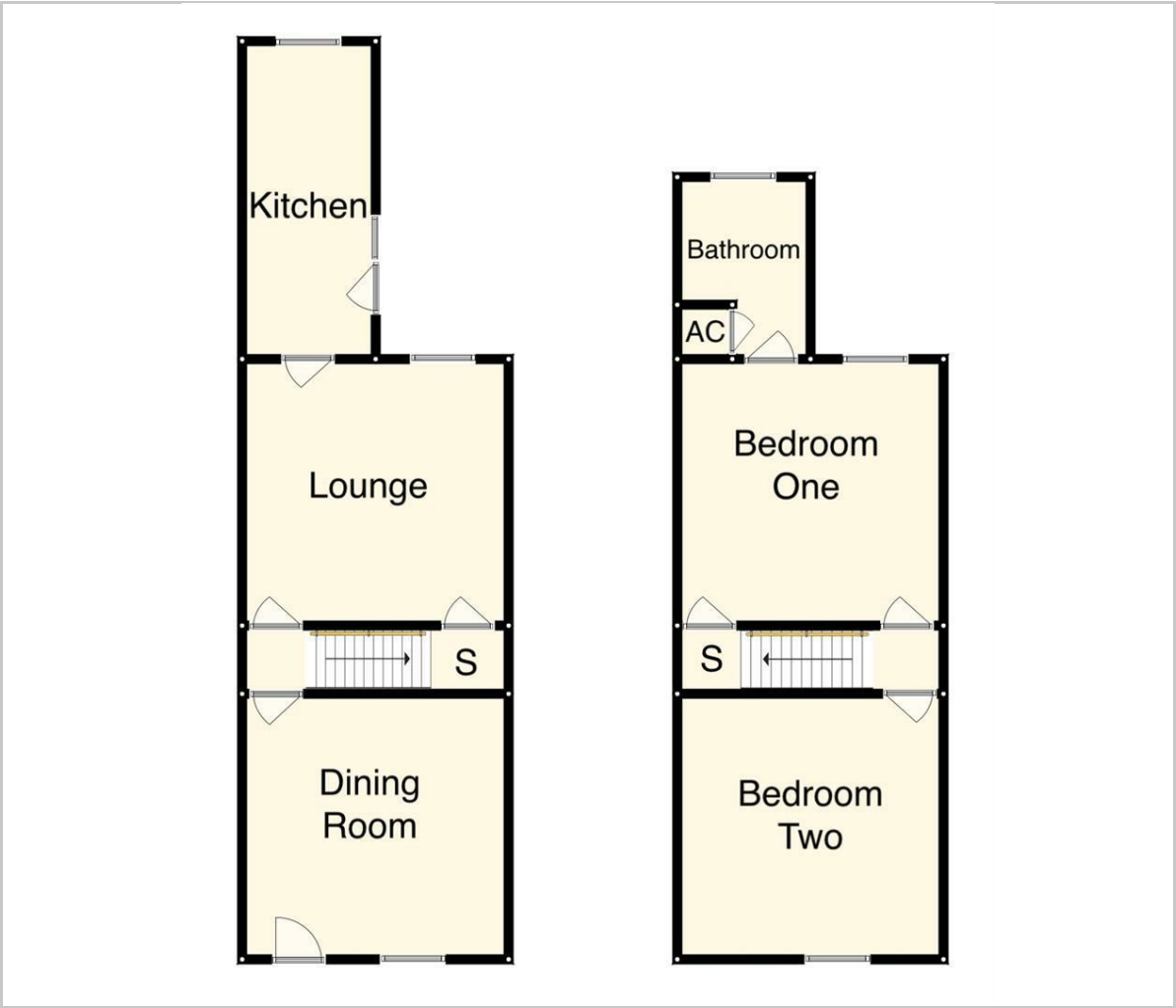
**Outside**

To the rear is a good size garden with paved patio area and fenced boundaries with the remainder laid to lawn.





Floor Plan



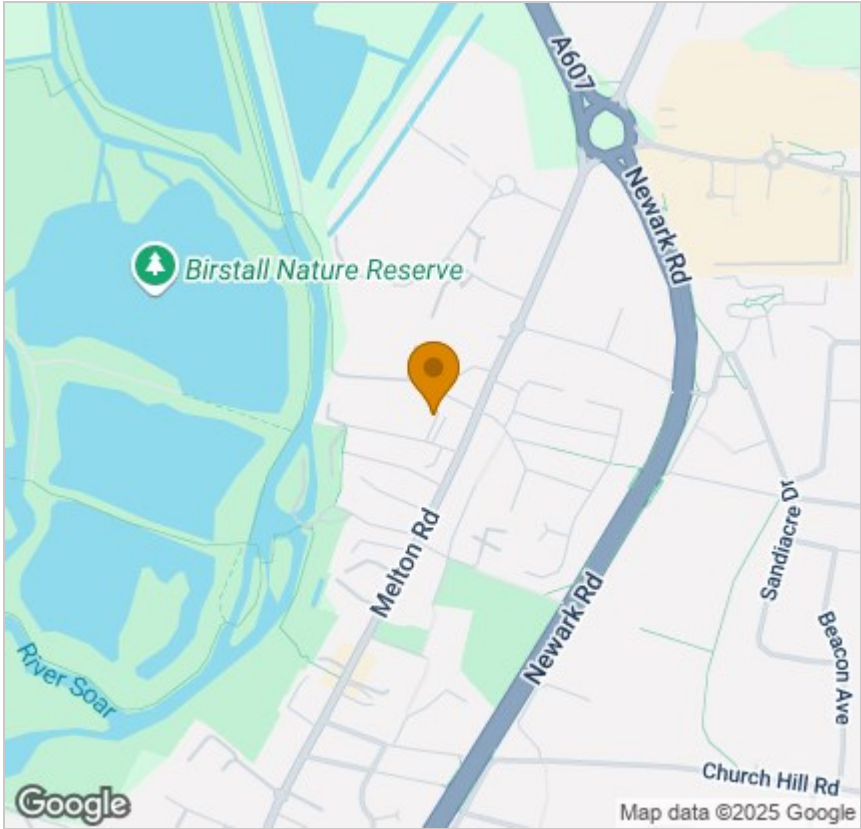
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

