

Aston & Co

ESTATE & LETTING AGENTS



22 West Street

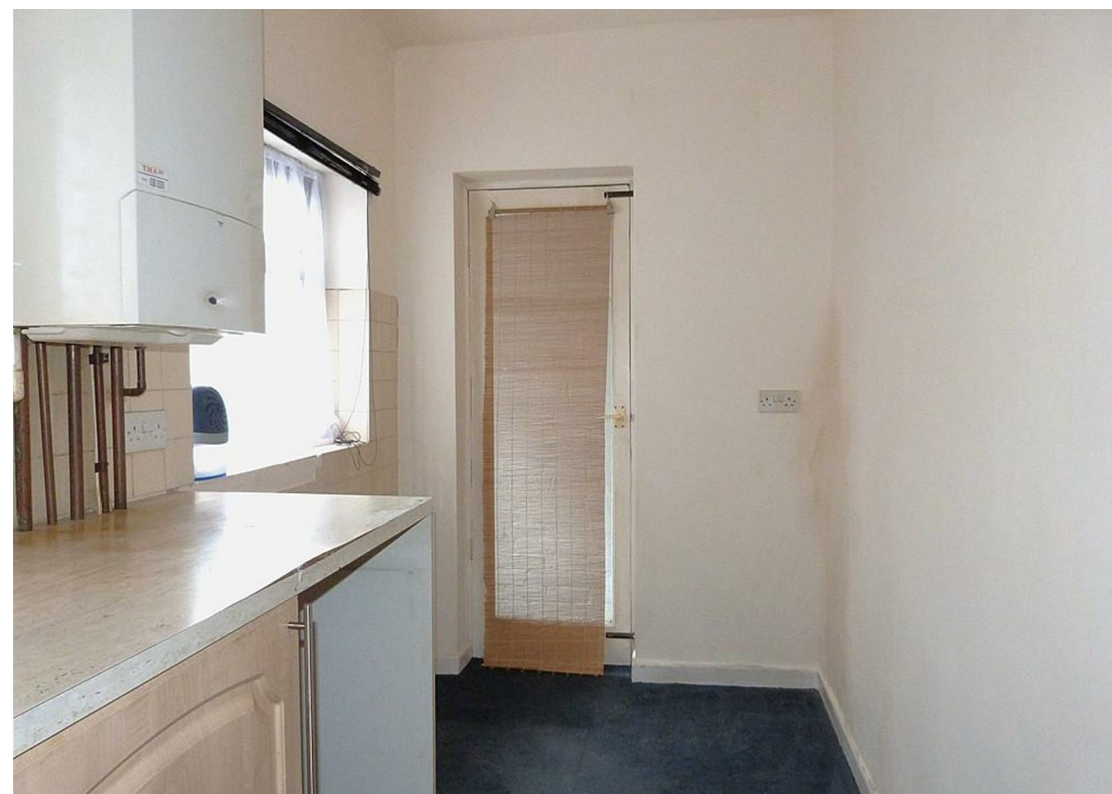
Syston, Syston, LE7 1HT

Offers In Excess Of £170,000



REDUCED FOR A LIMITED TIME ONLY! NO UPWARD CHAIN! Set within walking distance of the centre and station, this well presented terraced home would make a perfect first time buy or investment property. The accommodation briefly consists of, lounge kitchen diner and utility room to the ground floor. To the first floor are two bedrooms and a bathroom. The property also benefits from double glazing, gas central heating and a rear garden. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Terraced Home
- Walking Distance Of The Centre & Station
- Ideal First Time Buy or Buy2let
- Two Bedrooms
- Rear Garden
- Viewing Essential
- EPC Rating D / Council Tax Band A / Freehold



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 double glazed door leading into

Lounge

With coved ceiling, gas fire and feature surround.

Kitchen-Diner

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, tiled flooring and a sink and drainer unit.

Utility Room

With plumbing for a washing machine and a floor mounted unit with roll top work surface, and door leading to the rear porch.

Rear Porch

With door leading to the rear garden.

Bedroom One

With window to the front aspect.

Bedroom Two

With window to the rear and over stairs storage cupboard.

Bathroom

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

Outside

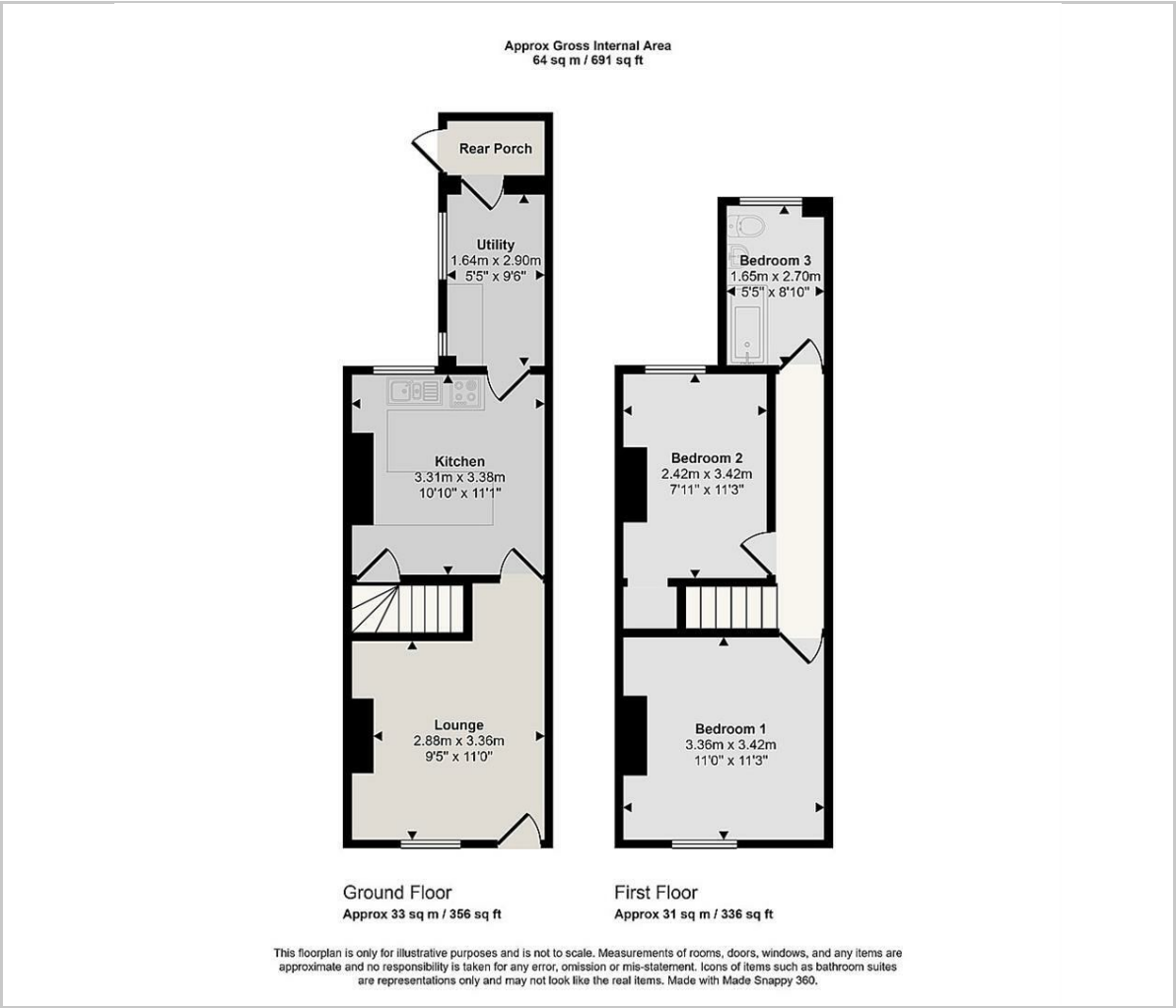
To the rear is a court yard style garden with brick outbuilding and over looks the park.

Note To Buyers

Number 24 West St has a right away across number 22's garden for pedestrian access.



Floor Plan



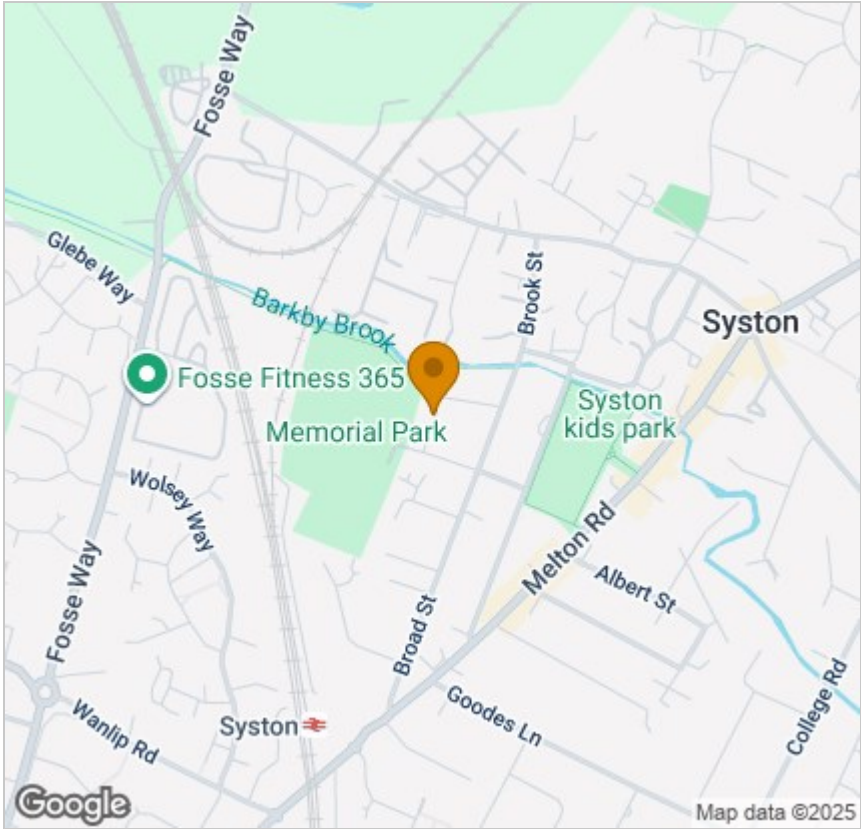
Viewing

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

