



29 Oxford Street
, Syston, LE7 2AT
£200,000

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Set just a short walk from the centre of Syston, this immaculately presented, two bedroom end of terrace house is being sold with no upward chain and would make an ideal first time buy or buy to let! The accommodation briefly comprises; reception/dining room and an open plan living, kitchen to the ground floor with two bedrooms and a refitted bathroom to the first. The property also benefits from uPVC double glazing, gas central heating and a spacious rear garden. Internal viewing is highly recommended.

- Immaculately Presented
- Two Bedroom
- End Terrace House
- Open Plan Living, Kitchen
- Ideal FTB / BTL
- Spacious Rear Garden
- uPVC DG & GCH
- 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, Thurmaston Retail Park and the motorway network. Local Schools include St. Peters & St. Pauls Primary School, Merton Primary School, Wreake Valley Academy & The Roundhill Academy.

Draft Details Await Vendors Approval

The Property

The property is entered via a composite door leading into.



Dining / Reception Room

11'3 x 10'9 (3.43m x 3.28m)

With laminate wood flooring, uPVC double glazed window to the front aspect and leads into.



Open Plan Living Kitchen

11'03 x 20'12 (3.43m x 6.10m)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splash backs. The kitchen also benefits from an electric hob, oven and extractor, sink and drainer unit, plumbing for a washing machine, tiled flooring and French doors leading onto the rear garden.

The living area benefits from laminate wood flooring, stairs to the first floor and under stairs storage.

The First Floor Landing

With loft access and provides access to the following.

Bedroom One

11'8 x 10'10 (3.56m x 3.30m)

With uPVC double glazed window to the front aspect and storage cupboard.



Bedroom Two

11'06 x 8'01 (3.51m x 2.46m)

With uPVC double glazed window to the rear aspect.

Bathroom

6'01 x 8'12 (1.85m x 2.44m)

Fitted with a modern three piece suite comprising low level wc, pedestal basin and bath with shower over. The bathroom also benefits from a heated towel rail and obscure uPVC double glazed window to the rear aspect.

Outside

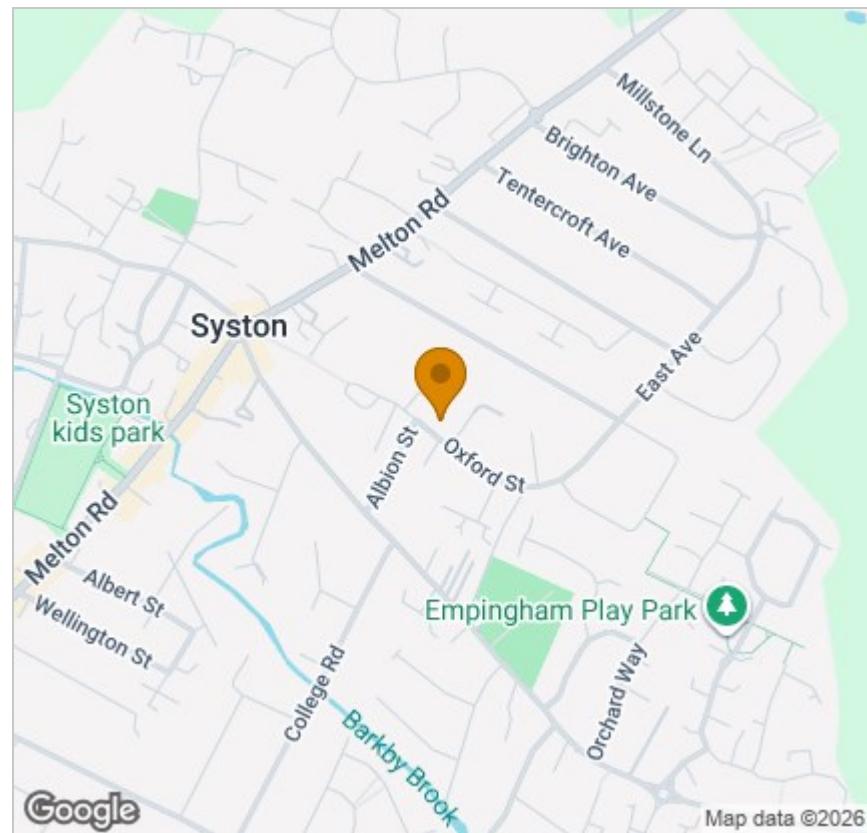
To the rear is a good size garden with two decked areas, path leading to the end and fenced boundaries with the remainder being laid to lawn.



Floor Plan



Area Map



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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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		