



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





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



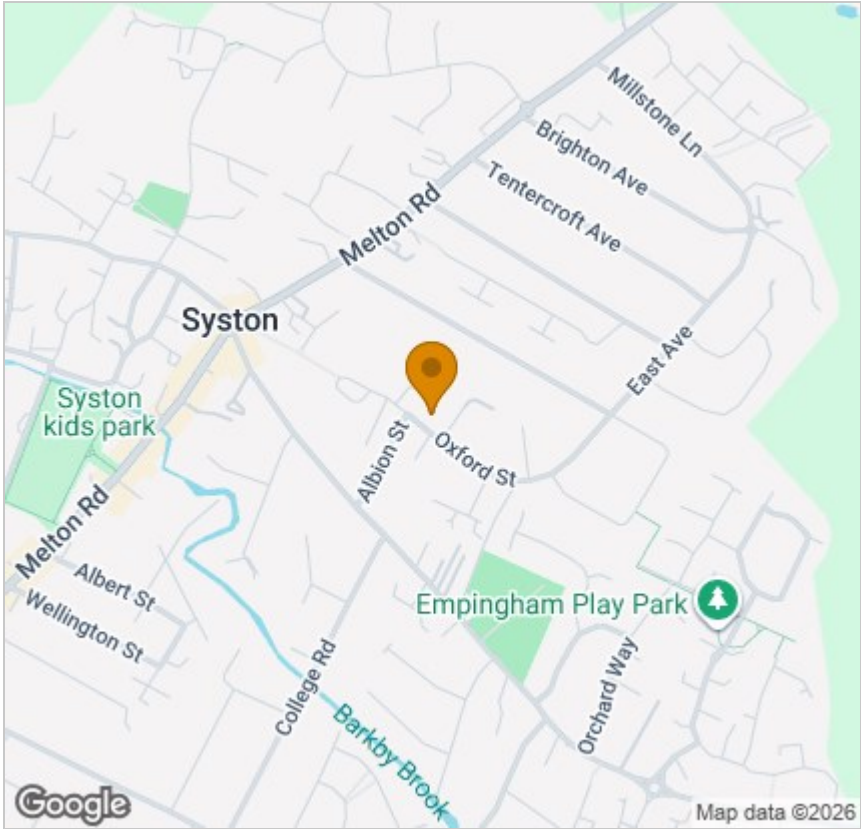
Viewing

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

