

Aston & Co

ESTATE & LETTING AGENTS



26 Oxford Street
, Syston, LE7 2AS

£247,500

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SPACIOUS END TOWN HOUSE, GENEROUS PLOT, SCOPE TO EXTEND, NO CHAIN!
Set in the ever-popular town of Syston this spacious family home does requires some cosmetic updating but offers great potential and the scope to extend. The accommodation briefly consists of, porch, entrance hall, WC, two reception rooms and a kitchen with pantry to the ground floor. To the first floor are three good size bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, off road parking and two brick stores. Internal viewing is highly recommended and strictly by appointment only.

- Spacious End Town House
- Generous Plot With Scope To Extend
- Two Reception Rooms
- Three Good Size Bedrooms
- Double Gazing & Gas Central Heating
- Off Road Parking
- No Upward Chain
- EPC Rating TBC, Freehold, Council Tax Band A



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 Merton Primary School and Wreake Valley Academy

The Property

The property is entered via a double glazed door leading into.



Porch

2'3" x 4'9" (0.70 x 1.47)

With glazed door leading into.

Entrance Hall

5'11" x 11'4" (1.82 x 3.46)

With stairs to the first floor and provides access to the following.

WC

2'8" x 6'2" (0.83 x 1.89)

With low level wc.

Lounge

10'10" x 14'5" (3.32 x 4.41)

With gas fire and window to the rear.



Dining Room

11'0" x 11'0" (3.37 x 3.36)

With window to the front and gas fire.

Kitchen

6'11" x 10'11" (2.11 x 3.34)

(including the pantry) With floor mounted units with roll top work surface and tiled splash backs. The kitchen also benefits from a sink and drainer unit, plumbing for a washing machine and free standing cooker.



The First Floor Landing

5'11" x 8'8" (1.82 x 2.66)

With loft hatch and provides access to the following.

Bedroom One

10'11" x 14'6" (3.34 x 4.42)

With window to the rear and fitted wardrobes.

Bedroom Two

11'1" x 12'1" (3.39 x 3.96)

With window to the rear and airing cupboard.

Bedroom Three

9'10" x 6'11" (3.02 x 2.13)

With window to the front.

Bathroom

8'5" x 5'11" (2.59 x 1.82)

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

Outside

To the front is a block paved drive way providing car standing and gated access to the side and rear.

To the rear is a large, mature garden with walled, hedged and fenced boundaries, patio area, two brick stores with the remainder being laid to lawn.

Services

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

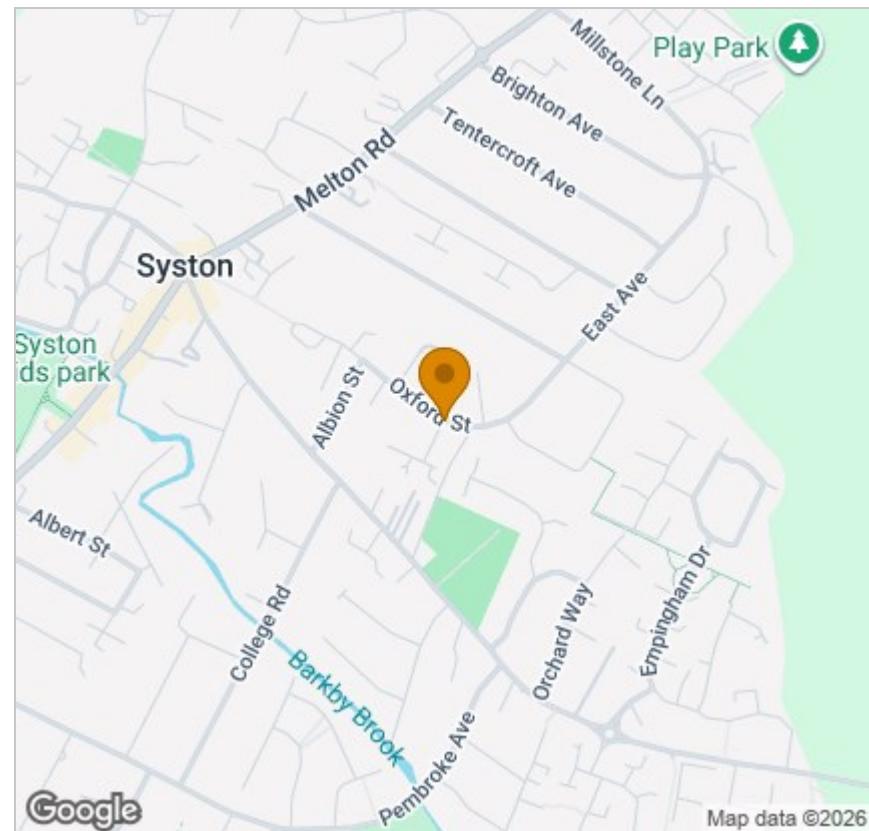
Internet standard, ultra and superfast, see ofcom checker for more details

Mobile, see ofcom checker for details.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

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		