



St. Columba Way, Syston
Leicester, Leicestershire, LE7 1RP



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£190,000**

A perfect first time purchase or investment, this two bedroom end town house set within a popular location with great access to amenities and transport links. The accommodation includes an entrance hall, lounge and open archway to the kitchen diner, with stairs rising to the first floor landing which gives access to the bedrooms and bathroom. Having had previous approved planning permission for the erection of a two storey extension to side and rear of dwelling, an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
100-90% A		100-90% A	
89-80% B		89-80% B	
79-65% C		79-65% C	
64-50% D		64-50% D	
49-35% E		49-35% E	
34-20% F		34-20% F	
19-5% G		19-5% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

Front entrance door with side glazing opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and a door leading to the:

Lounge

10'8" x 14'0" max (3.27m x 4.27m max)

Positioned around a feature fireplace, the living area offers a window to the front, wood effect flooring, coving and a central heating radiator. Open access leads through to the:

Kitchen Diner

7'4" x 13'11" (2.26m x 4.26m)

The full width kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Hotpoint' oven, four ring gas hob with extraction hood above, inset 1.5 sink and drainer, space for appliances and wall mounted central heating boiler.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, loft hatch and a dado rail.

Bedroom One

9'9" x 8'11" (2.98m x 2.74m)

Enjoying the use of built in wardrobes, there is two windows to the front elevation, carpet flooring, central heating radiator and a built in cupboard.

Bedroom Two

8'5" x 7'10" max (2.59m x 2.39m max)

With a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

5'6" x 7'1" (1.69m x 2.16m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with a window to the rear elevation.

Outside

The plot offers a driveway to the front providing off road parking with gated access leading to a low maintenance garden enclosed by fencing and featuring a patio area adjacent to the accommodation ideal for outdoor entertaining.

Planning Permission

Planning permission was previously granted in 2005 for the erection of a two storey extension to side and rear of the dwelling. Please get in touch for more information. You can also found all the information relating to the previous application on the Charnwood Planning.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

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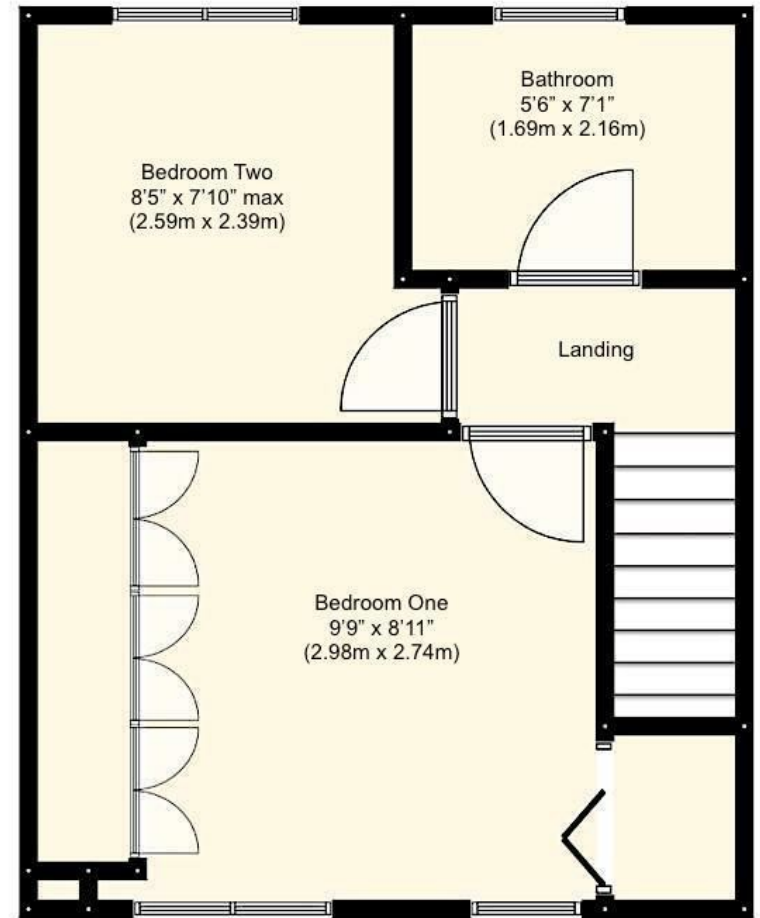
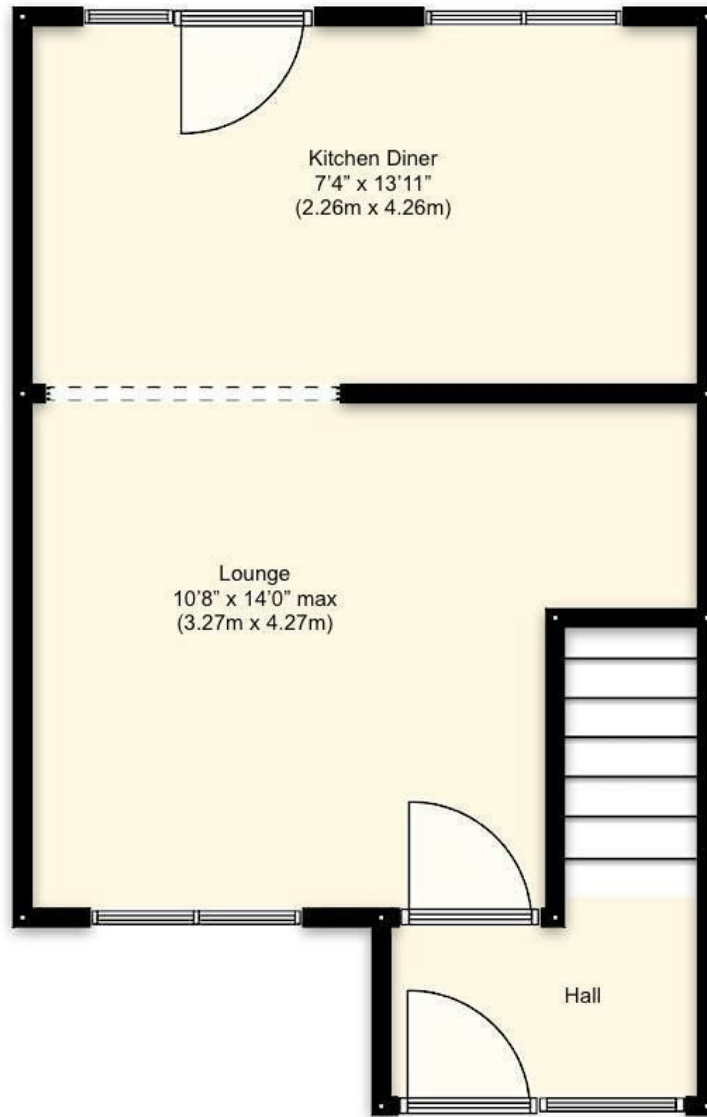
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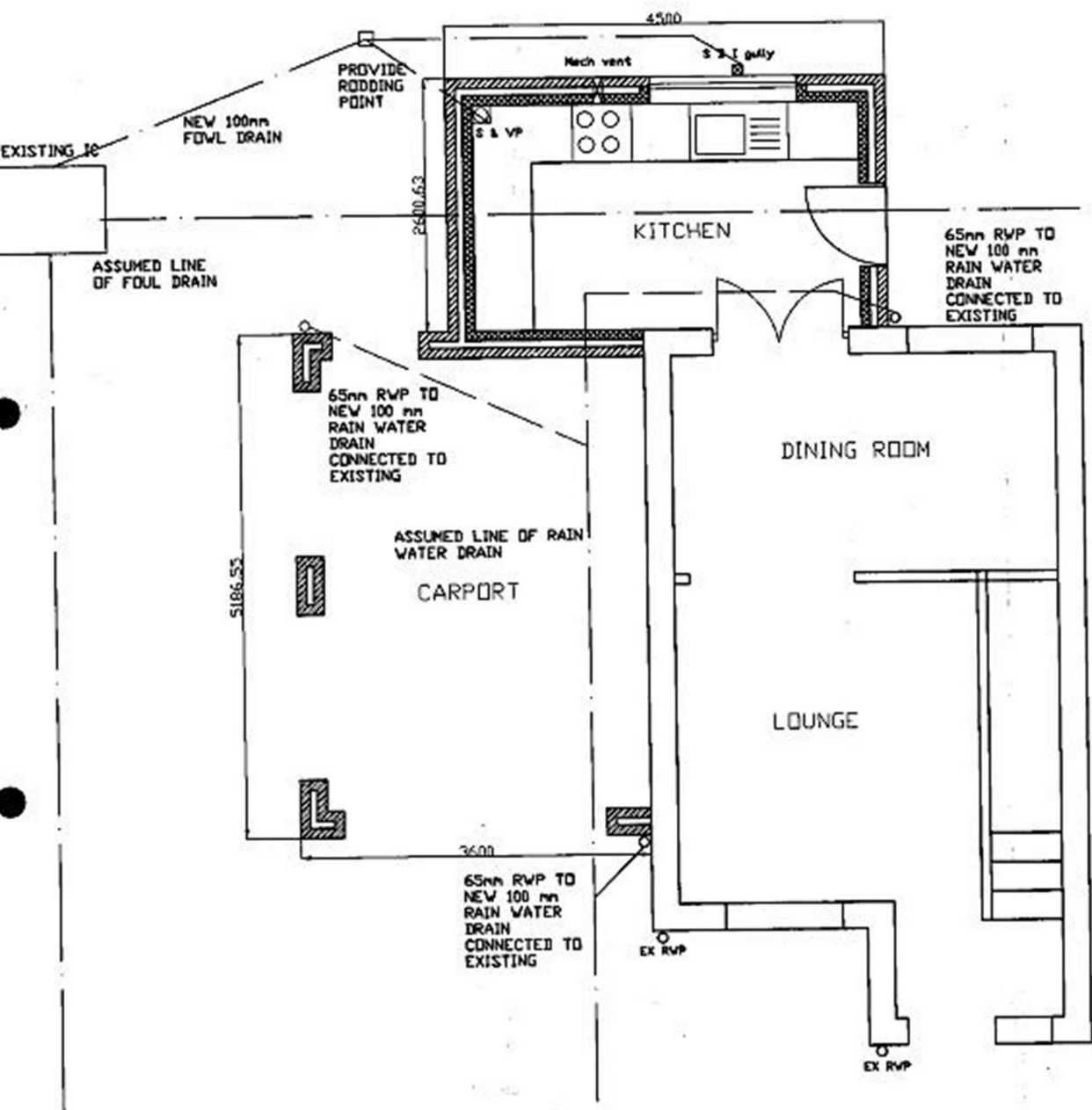
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GROUND FLOOR PLAN

