



Swan Way, Syston

Leicester, Leicestershire, LE7 1YE



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£215,000

Enjoying the use of allocated parking to the rear, fall in love with this two bedroom mid terrace home occupying a set back position on the popular Hobby Horse estate in Syston and would make for a perfect first purchase, investment or for someone looking to downsize from a larger family home. The accommodation internally features an entrance porch, lounge, breakfast kitchen, first floor landing, two bedrooms and a bathroom. Offering front and rear gardens and ideally located for major road links and situated within walking distance to Watermead Country Park, an immediate viewing comes strongly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
32 (A)		32 (A)	
31-47 (B)		31-31 (B)	
30-40 (C)		30-30 (C)	
29-46 (D)		29-30 (D)	
28-46 (E)		28-30 (E)	
27-36 (F)		27-30 (F)	
17-20 (G)		17-30 (G)	

Not energy efficient - higher running costs Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC EU Directive 2002/91/EC



Accommodation

Front entrance door opens into the:

Entrance Porch

With a door leading to the:

Lounge

12'11" x 13'8" (3.96m x 4.17m)

Positioned around a feature fireplace, the reception room is presented with wood flooring and offers a window to the front elevation, central heating radiator and a staircase rising to the first floor. A door leads to the:

Breakfast Kitchen

9'0" x 13'7" (2.76m x 4.15m)

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 oven, four ring gas hob with extraction hood above, inset 1.5 sink and drainer, wall mounted boiler and space for a fridge freezer and washing machine. With a window to the rear elevation, central heating radiator, breakfast bar and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in airing cupboard and a hatch to the loft space.

Bedroom One

10'7" x 13'7" into robes (3.23m x 4.16m into robes)

Enjoying the use of a built in wardrobe, bedroom one is a double and offers a window to the front elevation, central heating radiator, wood effect flooring and spotlighting.

Bedroom Two

11'6" x 7'6" (3.51m x 2.29m)

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

Bathroom

6'1" x 5'10" (1.87m x 1.79m)

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

Outside

Occupying a set back position from the road, the plot offers a lawned front garden with a pathway to the front door. To the rear is a lawned garden with fencing to boundaries and a timber shed. Gated access leads to allocated parking.

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.



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