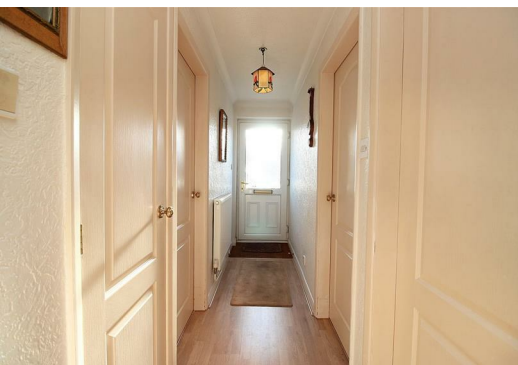




Taylor Close, Syston

Leicester, Leicestershire, LE7 1UR

Chain Free £249,950



Occupying a set back position just off Broad Street in this very popular location, this two bedroom semi detached bungalow would make for a wonderful single storey home. Boasting an upgraded central heating boiler, the accommodation includes an entrance hall with a useful storage cupboard, lounge, conservatory, modern fitted kitchen, two bedrooms and a bathroom, with the larger than normal plot allowing space for off street parking and a particularly private low maintenance gardens at the rear. Available with no chain, an immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With wood effect flooring, central heating radiator, coving and a built in cupboard with shelving. Doors give access to some of the accommodation.

Lounge

11'0" x 11'9" (3.36m x 3.60m)

Presented with wood effect flooring, the reception room offers a central heating radiator, ceiling coving and a sliding patio door to the conservatory.

Conservatory

13'10" x 8'8" (4.22m x 2.66m)

A fantastic addition to the accommodation providing additional living space with dual aspect glazing, ceiling fan, wood effect flooring, power and a door to the rear garden.

Kitchen

6'11" x 7'8" (2.12m x 2.36m)

Fitted with a modern range of wall mounted and base units with complementary work surfaces over, tiled flooring and brick effect tiled splashbacks. Features include a cooker (included) with fitted extraction hood above, inset sink and drainer, space for washing machine and a wall mounted Worcester Bosch boiler. With a window to the rear elevation.

Bedroom One

8'10" not into robe x 8'3" (2.70m not into robe x 2.52m)

Enjoying the use of a built in wardrobe, there is a window to the front elevation, carpet flooring, central heating radiator and a hatch to the insulated loft space.

Bedroom Two

9'4" x 7'9" (2.86m x 2.37m)

With a bay window to the front elevation, carpet flooring, central heating radiator and ceiling coving.

Shower Room

5'4" x 7'8" (1.65m x 2.35m)

Fitted with a three piece suite comprising a corner shower cubicle, wash hand basin with storage beneath and wc, with complementary tiled flooring and walls. There is also a heated towel rail and a window to the side elevation.

Outside

The plot offers a tarmac driveway to the front providing off road parking, whilst to the rear is a particularly private low maintenance garden with raised floral borders, shed, outside tap and gate to the side leading to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. 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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Money Laundering

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Agents Note

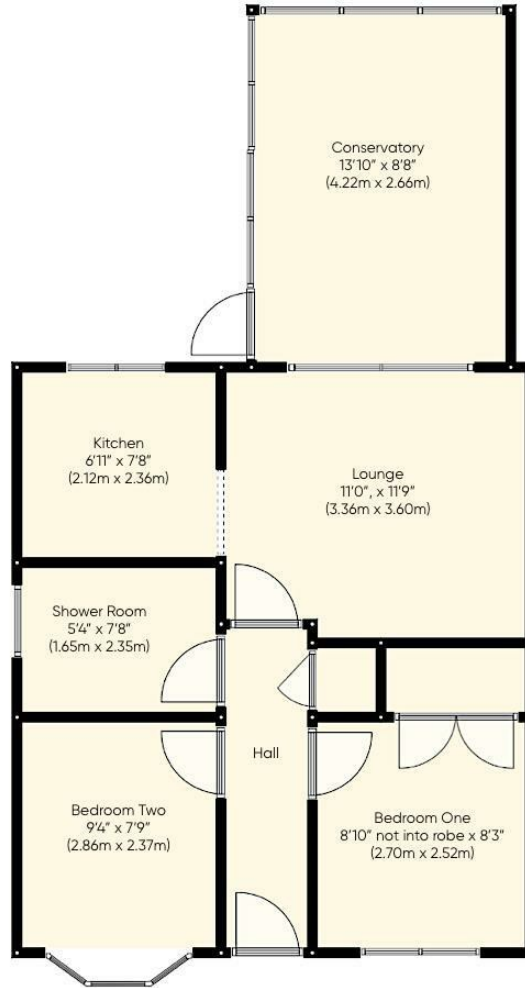
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

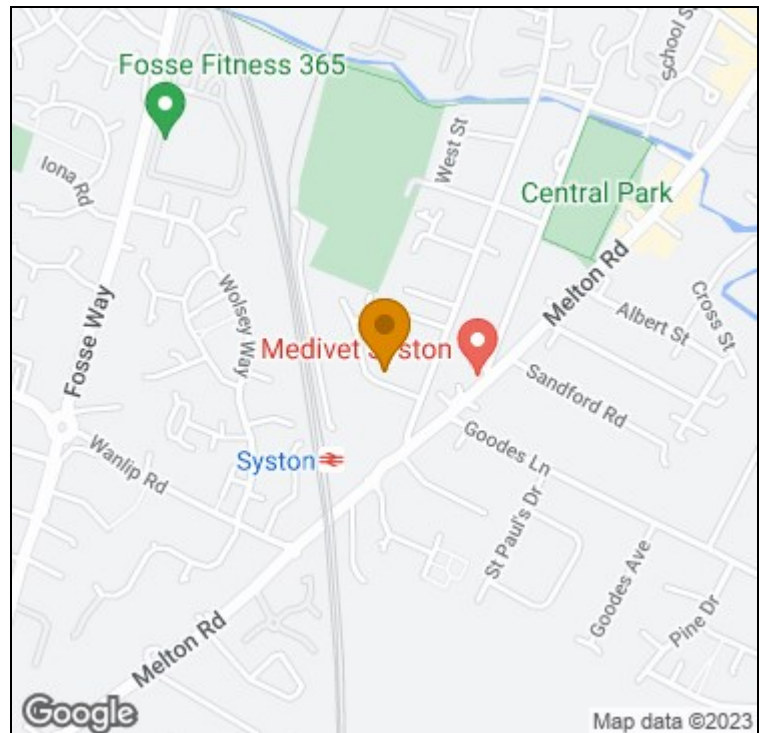
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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