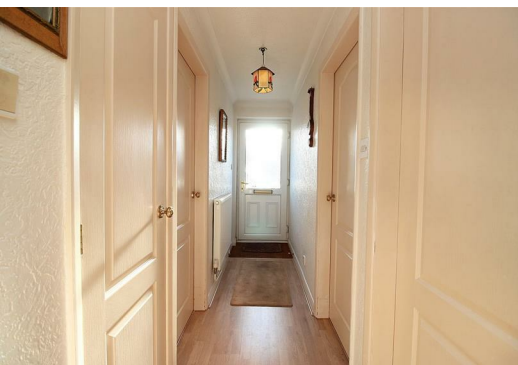




Taylor Close, Syston

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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Agents Note

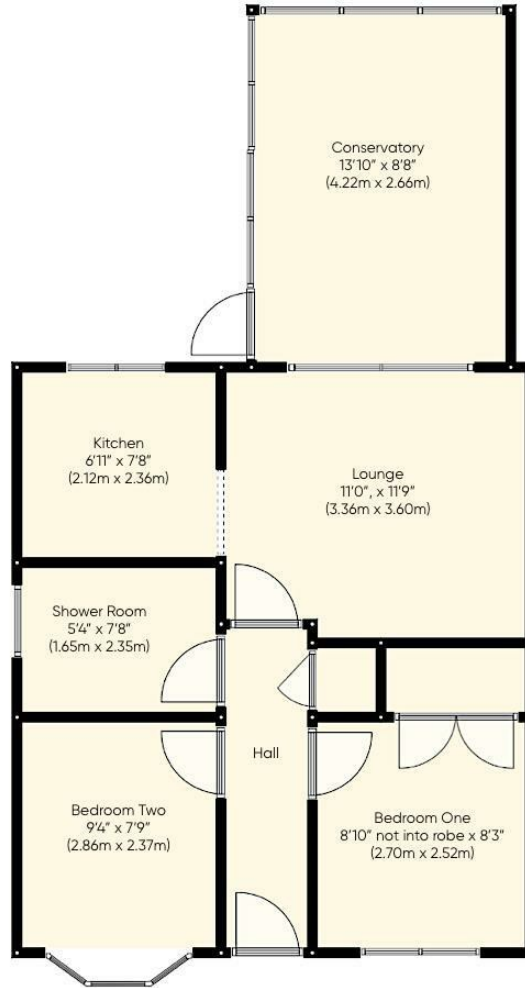
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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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