



Central Avenue, Syston

Leicester, Leicestershire, LE7 2EE



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£250,000

Available with no upward chain, this traditional two/three double bed roomed semi detached bungalow is ideal for those looking for single storey living and must be viewed in person to fully appreciate the size and potential of the accommodation on offer. The gas centrally heated layout includes an entrance hall, two reception rooms (one could be utilised as a potential third bedroom), conservatory, kitchen, two double bedrooms and a modern shower room. The plot offers a low maintenance front with a larger than normal garden to the rear. Situated within walking distance to Syston Town Centre, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, there is a central heating radiator, dado rail and doors to some of the accommodation.



Reception Room One

17'5" max x 10'10" max (5.33m max x 3.31m max)

Ideal for formal dining or use as a comfortable lounge, there is built in storage either side of the chimney, characterful picture rails, central heating radiator and carpet flooring. Sliding doors lead to the rear garden.

Reception Room Two / Potential Bedroom Three

11'1" not into bay x 10'10" (3.38m not into bay x 3.31m)

Another flexible reception room enjoying the use of a walk in bay window to the front elevation. With carpet flooring, central heating radiator and picture rails. Ideal for use as a lounge, this could equally make a fantastic third double bedroom.

Conservatory

11'11" x 16'0" (3.64m x 4.90m)

With dual aspect glazing, central heating radiator and doors which open out into the garden.

Kitchen

16'6" x 8'2" (5.04m x 2.51m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and an inset sink and drainer. With space for fridge freezer, range cooker and a wall mounted ideal central heating boiler. With a window to the side elevation, door to the front, central heating radiator and a door leading to the:

Lobby Area & Utility

With a door to the rear and a door to the utility area offering space for a washing machine and tumble dryer.

Bedroom One

11'11" not into bay x 10'5" (3.65m not into bay x 3.20m)

A double room offering a walk in bay window to the front elevation, carpet flooring, central heating radiator and picture rails.

Bedroom Two

12'4" x 8'11" (3.76m x 2.73m)

Another double room offering a window looking into the conservatory, picture rails, central heating radiator and carpet flooring.

Shower Room

8'8" x 4'5" (2.66m x 1.36m)

Fitted with a three piece suite comprising a walk in shower, wash hand basin with storage beneath and wc, with a central heating radiator and window.

Outside

Set within walking distance to local amenities, the plot offers a paved frontage. A particularly selling feature of the accommodation is the larger than normal rear garden offering a variety of lawn areas, shrubbery and trees. With a decking area adjacent to the accommodation ideal for outdoor sitting, feature pond and sheds.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - 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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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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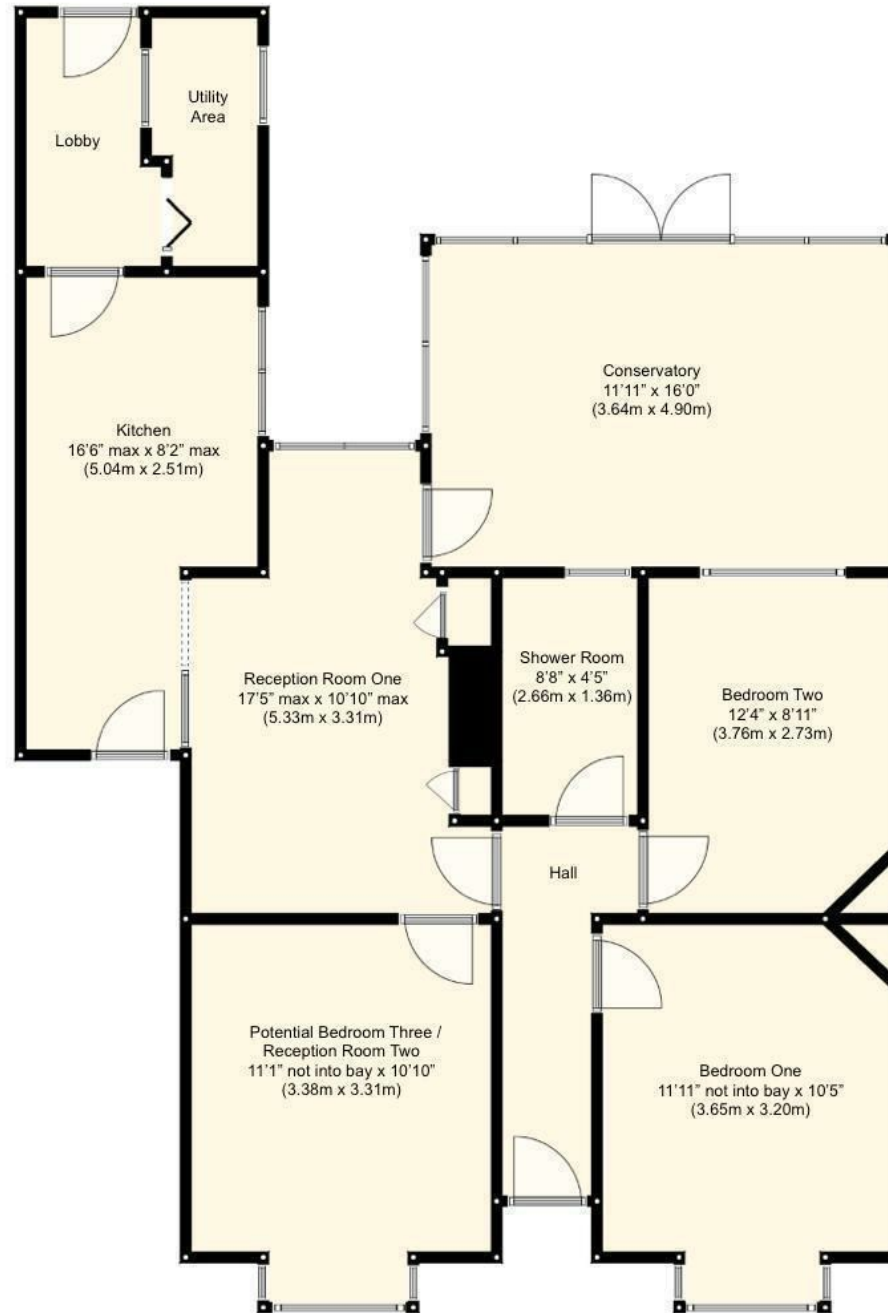
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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