



2 bed detached bungalow to buy

Wellington Street, Syston, Leicester,
Leicestershire, LE7 2LG

£265,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Driveway & Garage parking

Property features

-  Being Sold via Secure Sale online bidding. Terms and Conditions
-  Two Double Bedrooms
-  Beautiful Rear Garden
-  Garage
-  EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

SITUATED CLOSE TO SYSTON TOWN CENTRE, PATTINSON AUCTION ARE PLEASED TO OFFER FOR SALE THIS WELL PROPORTIONED TWO DOUBLE BEDROOMED DETACHED BUNGALOW.

IN BRIEF THE ACCOMODATION COMPRISES OF, AN ENTRANCE HALLWAY, LOUNGE, BREAKFAST KITCHEN, BATHROOM AND TWO DOUBLE BEDROOMS.

The accommodation is entered via a glazed door into the entrance hallway, which has doorways giving access to the following accommodation.

The pleasant lounge has a window overlooking the front elevation, a gas coal effect fire with a marble hearth and wooden surround, coving to the ceiling and tv point.

The breakfast kitchen is fitted with a comprehensive range of wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap, eye-level electric double oven and grill, gas hob with an extractor over, tiled flooring and a door giving access to the covered area.

The bathroom is fitted with a four-piece suite comprising of, a bath, shower cubicle, pedestal wash hand basin, low level WC, with tiling to walls and floor.

There are two double bedrooms, bedroom one has a range of built in wardrobes, a wash hand basin set into a vanity unit and a window overlooking the rear garden.

Bedroom two, has built in wardrobes and a window overlooking the rear elevation.

To the side of the property there is a useful covered area with doors leading to the front and rear and also the garage.

The garage has power, with an up and over door, WC and a personnel door leading to the covered area.

A particular feature of the property is the good sized and well-maintained rear garden, which has been lovingly tended by its former owners.

To the front of the property there is a paved driveway, mature inset shrubs, the garden is walled to boundaries and has wrought iron gates.

It is our opinion that the property should be viewed to appreciate the good sized living accommodation on offer.

Tenure: Freehold. Local Authority: Charnwood Borough Council. The agency website indicates Tax band: C Energy Rating: D.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £265,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1975

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Asbestos

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Wellington Street, Syston, Leicester, Leicestershire, LE7 2LG

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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