

9 Brookside, Syston - LE7 1GG

£125,000

NEWTON FALLOWELL

The Property Ombudsman

9 Brookside

Syston, Leicester

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.

Perfect for those seeking character and charm, this three-storey period property is set in the heart of Syston and is offered for sale with no upward chain. Retaining a wealth of original features including exposed beams, brickwork, and stripped internal doors, the accommodation is arranged over three floors and briefly comprises a lounge/diner and kitchen, a double bedroom and bathroom to the first floor, and two further bedrooms to the second floor. Outside, there is a low-maintenance courtyard garden. Situated within walking distance to an array of amenities, an internal viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

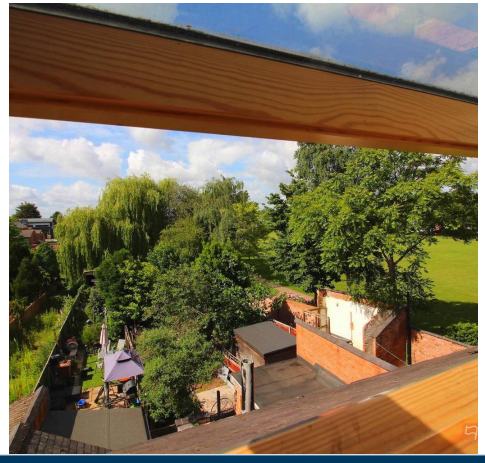
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

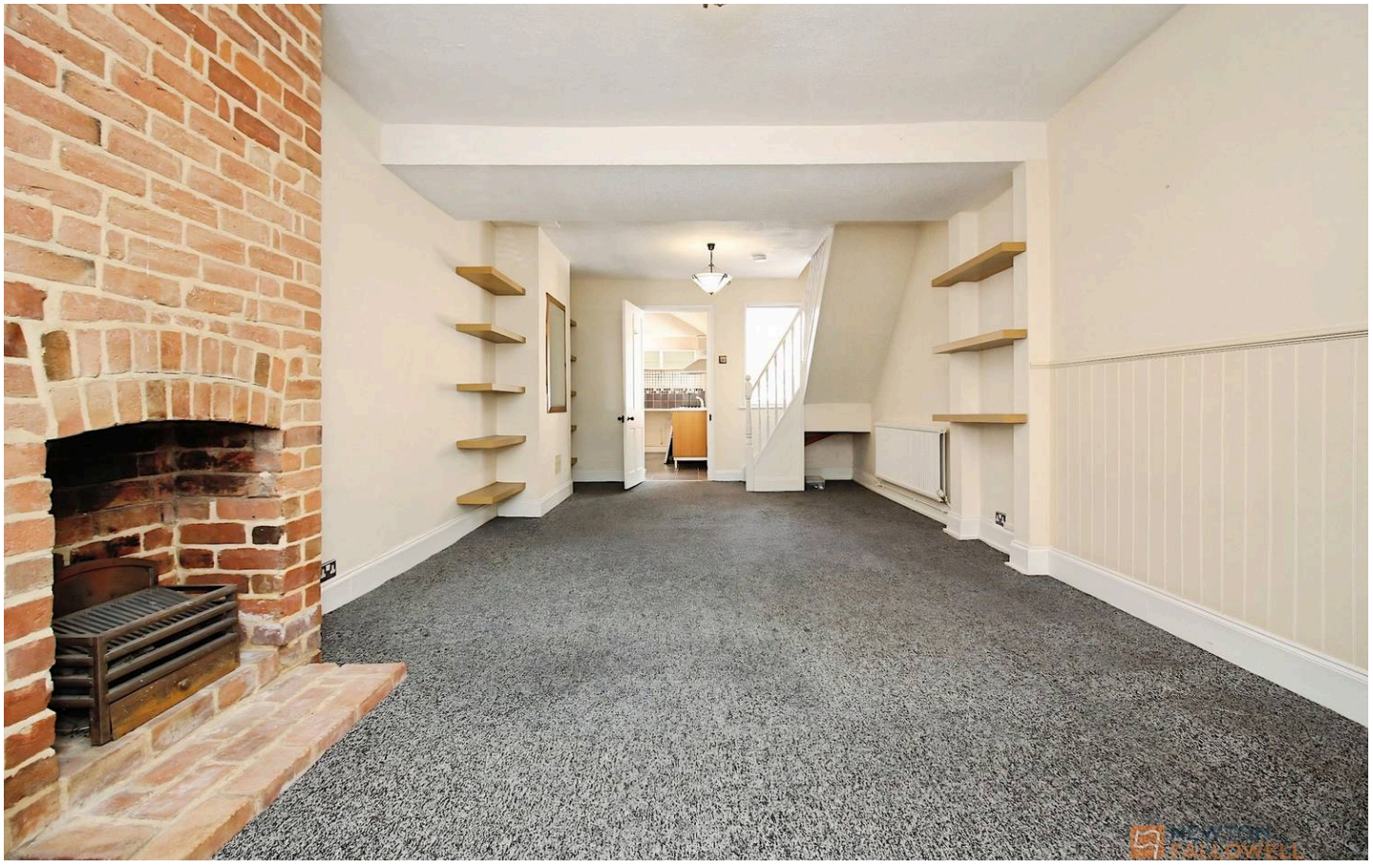
- Three bedrooms
- Traditional mid terrace house
- Located in the heart of Syston
- Available with no upward chain
- An ideal first purchase
- Within walking distance to an array of amenities
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating E
- Viewings strictly by appointment only!















Ground Floor

A timber front door opens into a bright, open-plan lounge and dining area, creating a spacious and welcoming living space. A double-glazed multi-pane window to the front enjoys attractive brook views and fills the room with natural light. A built-in cupboard houses utility meters and provides useful storage. The lounge features a charming fireplace with an exposed brick chimney breast and hearth, forming an attractive focal point, while a staircase rises to the first floor. The adjoining kitchen is fitted with a range of wall and base units with practical work surfaces. Features include a stainless steel one-and-a-half bowl sink with mixer tap, plumbing for a washing machine and dishwasher, tiled splashbacks, and ceramic tiled flooring. Integrated appliances comprise a stainless steel gas hob with extractor hood, plus an electric oven and grill. A double-glazed side window provides natural light, while a glazed timber door gives access to the side and rear gardens.

First & Second Floor

The first floor accommodation comprises a generous principal bedroom featuring laminate flooring, a double-glazed multi-pane window to the front elevation with views towards the brook, and a walk-in closet providing ample storage and dressing space. Also on this level is a spacious family bathroom fitted with a contemporary white suite comprising a bath with shower over, pedestal wash hand basin, and low-level WC. The bathroom benefits from stripped timber flooring, an airing cupboard, and a large double-glazed window overlooking the park, allowing for plenty of natural light while enjoying pleasant green views. The second floor provides two further well-proportioned bedrooms. Bedroom Two enjoys a double-glazed multi-pane window to the front elevation and is finished with fitted carpeting. Bedroom Three features a Velux-style roof window to the rear elevation, allowing natural light to flood the space, together with useful built-in storage.

Outside

To the rear of the property is a courtyard-style garden, mainly paved for ease of maintenance, with an outside tap and timber shed which boasts insulation and has an electricity connection, shelves and a desk, making it a perfect work from home space. The garden is enclosed by wall boundaries and benefits from a gateway providing rear access.

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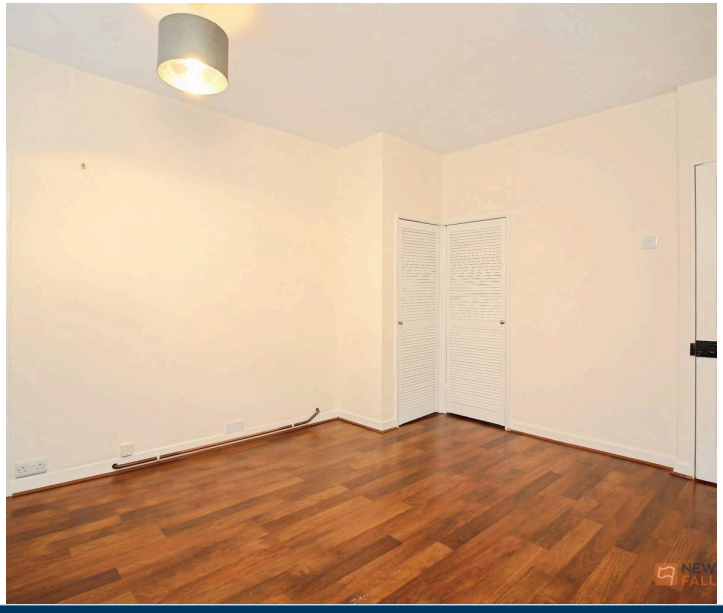
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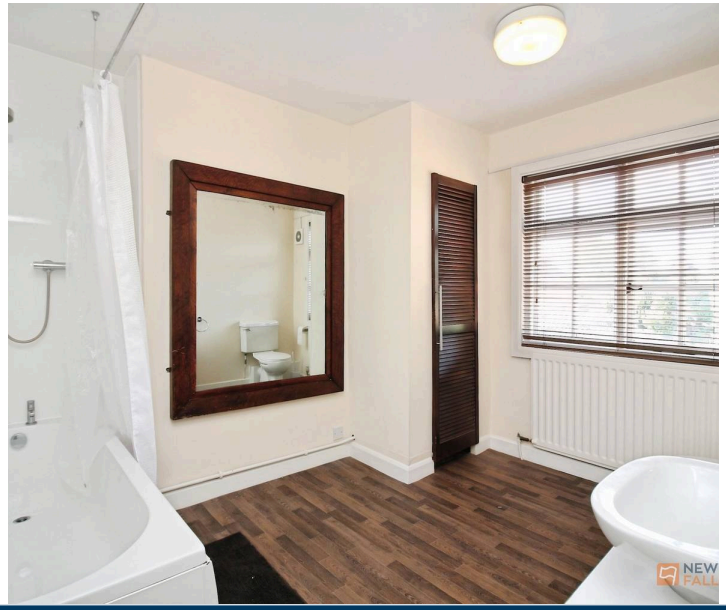
Location

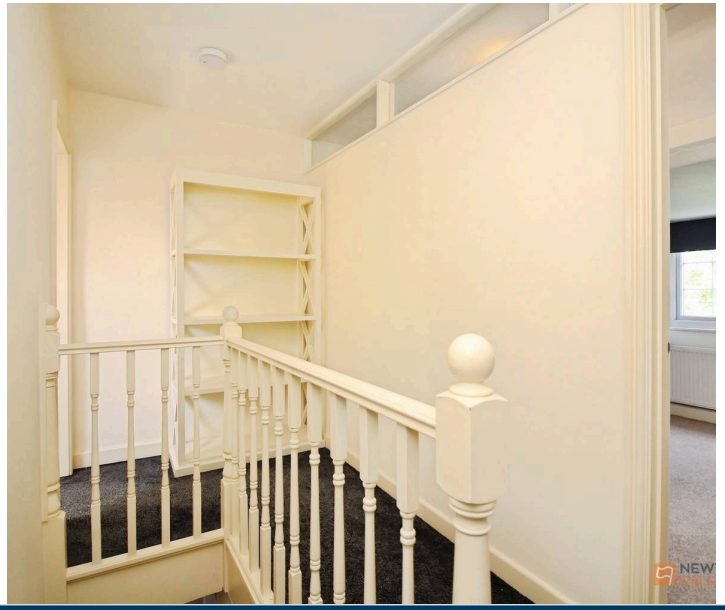












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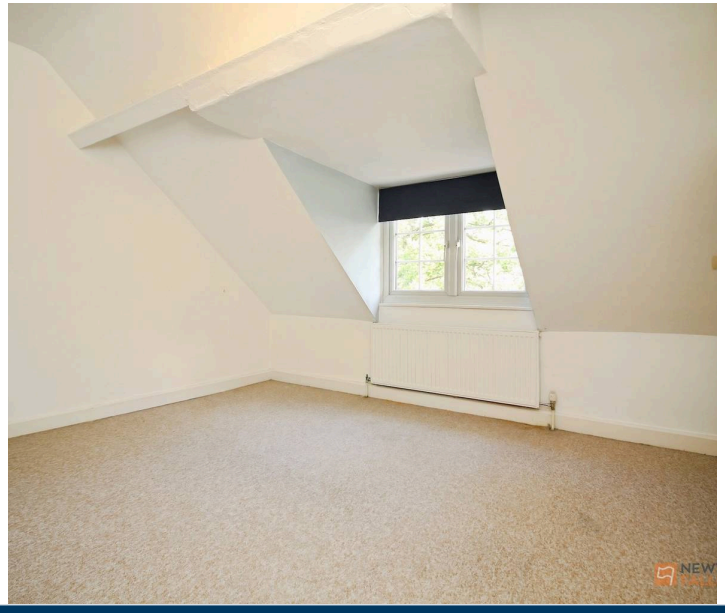
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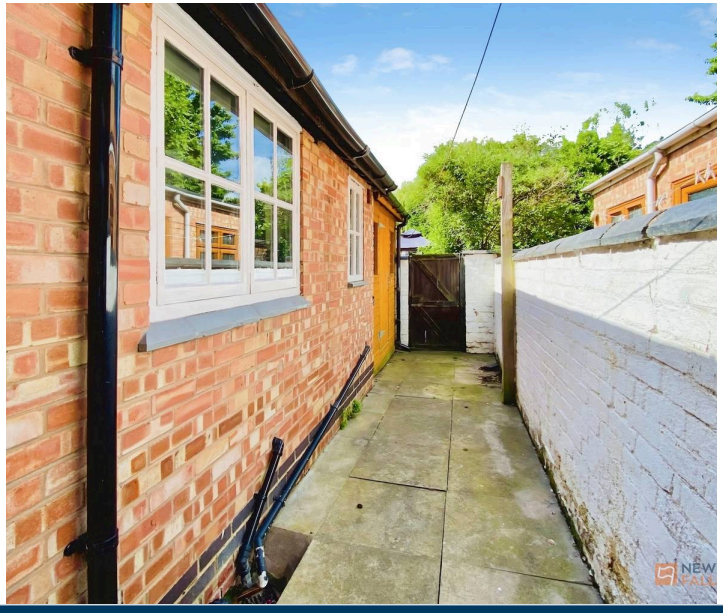
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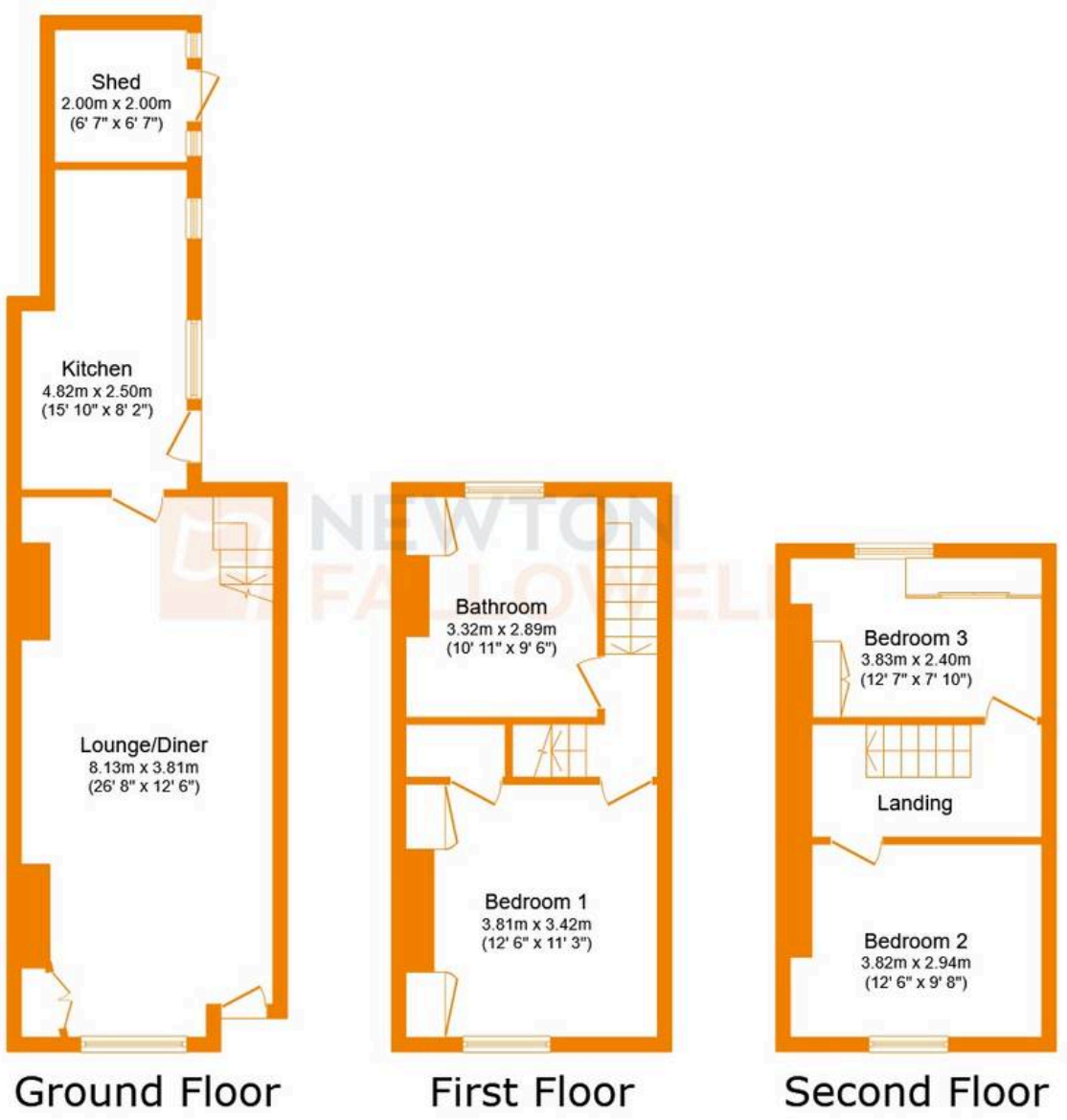












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io


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APPROVED CODE

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