



103 Broad Street, Syston

Leicester

£255,000



103 Broad Street

Syston, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- ESTABLISHED MID TOWN HOUSE
- LOUNGE & KITCHEN/DINING ROOM
- THREE BEDROOM & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- POPULAR TOWN LOCATION
- EASY ACCESS LOCAL FACILITIES
- OFF ROAD PARKING
- IDEAL FOR YOUNG AND GROWING FAMILY



DETAILED ACCOMODATION

Composite door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, shelved under stairs cupboard.

LOUNGE

12' 9" x 11' 0" (3.88m x 3.35m)

UPVC sealed double glazed bay window to front aspect, display fire surround, radiator, TV point.

KITCHEN/DINING ROOM

15' 8" x 8' 9" (4.78m x 2.67m)

Fitted in a range of soft close units comprising single drainer sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash backs, plumbing for washing machine, solid fuel burner set in feature exposed brick surround with inset shelving, spotlights, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m)

Radiator, UPVC sealed double glazed window, display recess.

BEDROOM 2

10' 11" x 9' 4" (3.33m x 2.85m)

Radiator, UPVC sealed double glazed window.

BEDROOM 3

7' 6" x 6' 11" (2.29m x 2.11m)

Radiator, UPVC sealed double glazed window,

BATHROOM

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled





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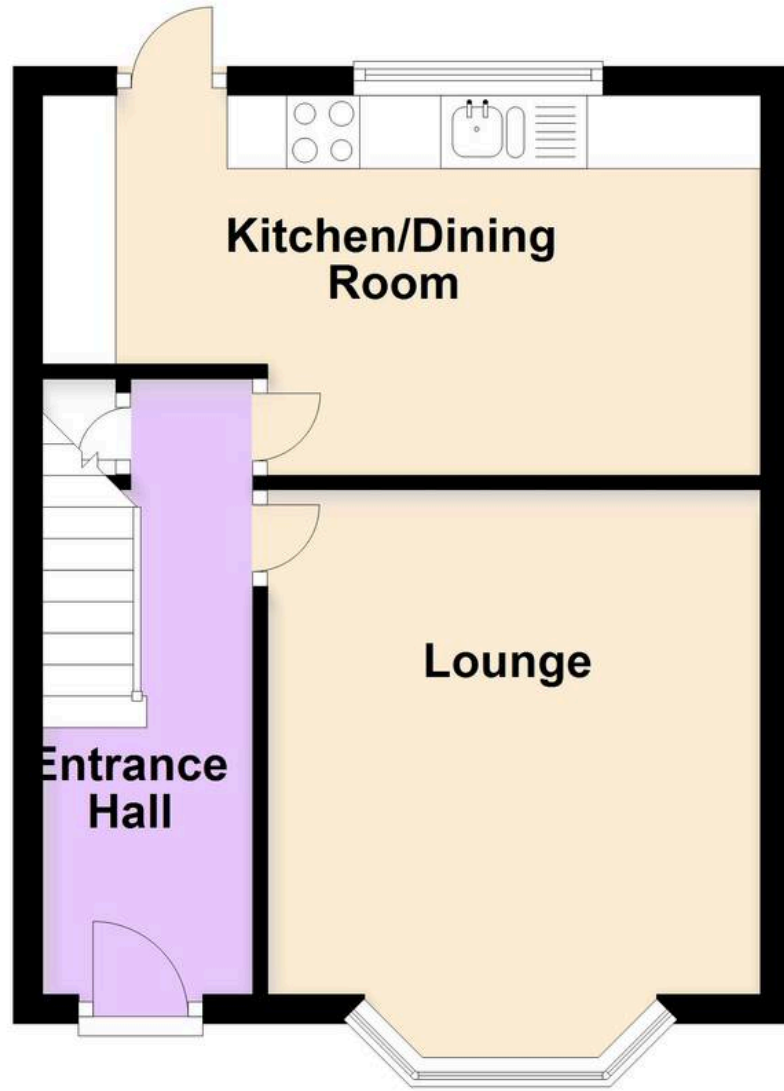
REAR GARDEN

OFF STREET

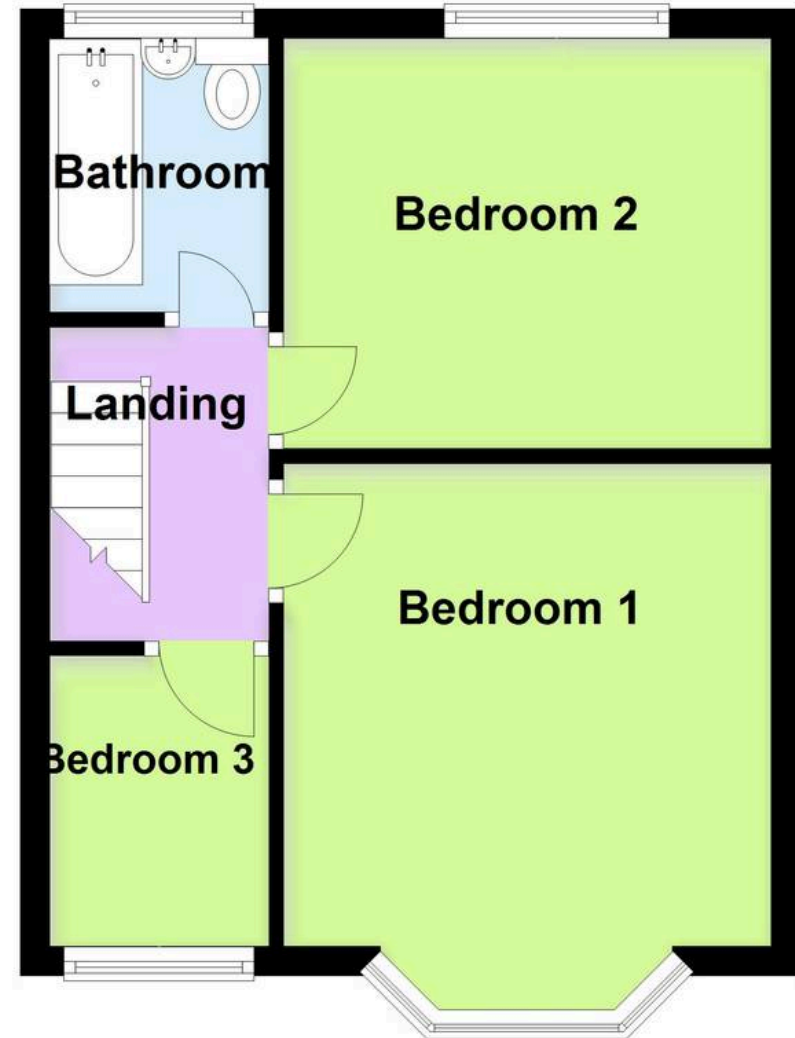
1 Parking Space



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.