



55 Mostyn Avenue

Syston, Leicester LE72ET

MOORE
& YORK



Property at a glance:

- Established Bay Window Detached Bungalow
- Refurbished 2023/2024
- Extra Insulation Providing Energy Efficiency
- Two Bedrooms & Shower Room
- No Upward Chain
- Easy Access Local Facilities & Transport Links
- Newly Fitted Open Plan Kitchen/Dining Room
- Good Sized Garden To Rear

£240,000 Freehold



Established square bay windowed detached bungalow well located within easy access of the popular Syston Town Centre which offers its own community atmosphere including an excellent selection of shopping, schooling, leisure and health facilities. The property undergone a scheme of improvements in 2023/2024 to include newly fitted kitchen, redecoration and carpeting throughout and extra insulation to increase energy efficiency. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms and shower room and stands with good sized garden to rear with a detached single garage.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with storm porch over leading to;

ENTRANCE HALL

Tiled flooring, access to loft space , radiator.

LOUNGE

13' 3" x 10' 7" (4.04m x 3.15m) Radiator, UPVC sealed double glazed square bay window to front aspect.

KITCHEN/DINING ROOM

KITCHEN AREA

9' 10" x 8' 5" (3.00m x 2.57m) Recently refitted in a range of soft close units comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, built in oven and four piece ceramic hob with extractor fan over set in display hood, UPVC sealed double glazed window and door to rear aspect, open plan aspect to;

DINING AREA

11' 10" x 10' 4" (3.61m x 3.15m) Radiator, UPVC sealed double glazed window.





BEDROOM 1

Radiator, UPVC sealed double glazed square bay window to front aspect.

BEDROOM 2

12' 0" x 9' 3" (3.66m x 2.82m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

Three piece suite comprising walk in tiled natural rainwater shower unit, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window.

OUTSIDE

Patio garden to front. Shared driveway to side leading to good sized gardens, parking and garage to rear.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

Charnwood A

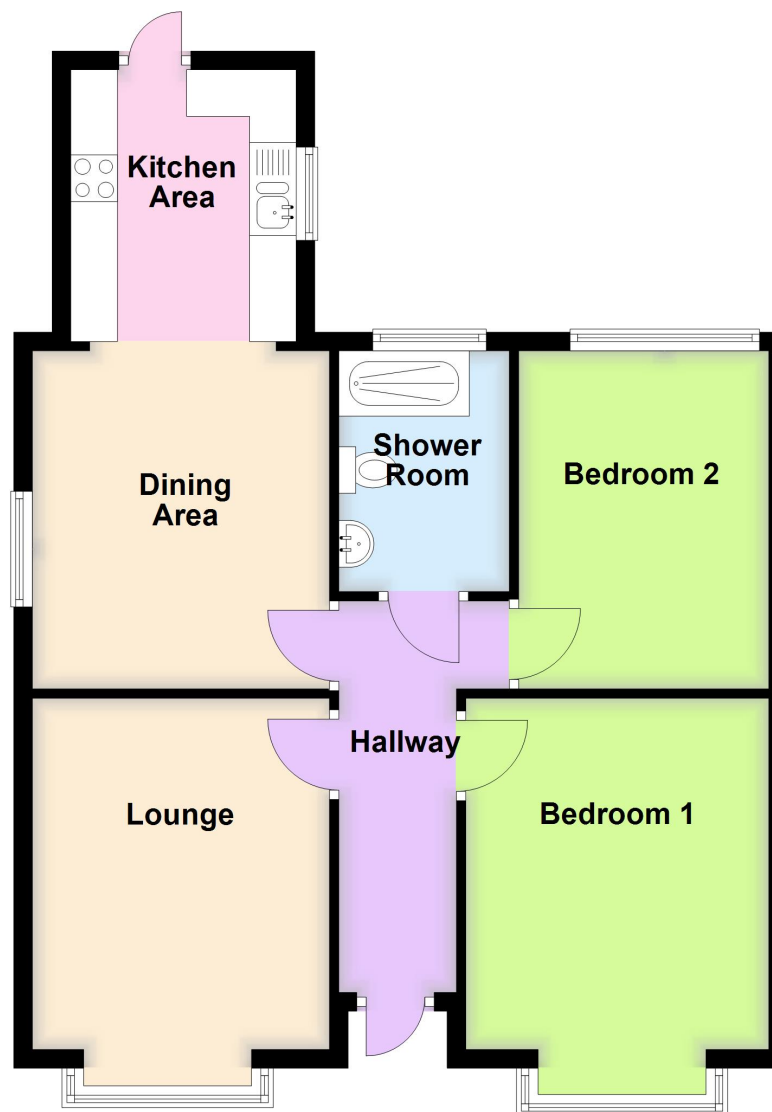
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

