



SYSTON

9 TURN STREET, LE7 1HP

Offers around:
£145,000
NO CHAIN

CHARACTER COTTAGE REQUIRING MODERNISATION

This character cruk cottage is situated close to the heart of the old village and now requires a programme of modernisation. Upvc double glazing, two Reception Rooms, Kitchen, Walk-in Pantry, Rear Porch, w.c., Landing, two Bedrooms and Bathroom. Rear garden with brick outhouse in poor condition.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Character Features

ACCOMMODATION

SIDE LOBBY with upvc door to the front. This passage leads to the rear garden from the street.

REAR PORCH of upvc construction with double glazed window to the rear and door to the side, door to the Kitchen and w.c.

CLOAKS/W.C. with w.c.

KITCHEN with window to the rear, a range of fitted cupboards, worktops, stainless steel sink top, gas cooker point, door to stairs to the First Floor and door to the Lounge.

LOUNGE with window to the front, beams, gas fire, store cupboard to the side of the chimney, under stairs cupboard and door to:-

WALK-IN PANTRY with window to the rear.

SITTING ROOM with window to the front, tiled fireplace and gas fire.

FIRST FLOOR LANDING with window to the rear and exposed wall beams.

BEDROOM ONE with window to the front, electric storage heater.

BEDROOM TWO with window to the front and exposed wall beams, electric storage heater.



BATHROOM with windows to the front and rear with white suite comprising w.c., wash basin and bath and hot water cylinder, electric storage heater.

REAR GARDEN with blue brick paving and brick outhouse which is in a poor state of repair.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

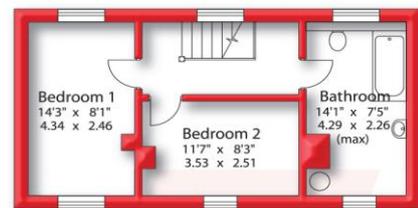
SERVICES: Mains electricity, water and drainage.

COUNCIL TAX: Charnwood Borough Council (01509) 634839.

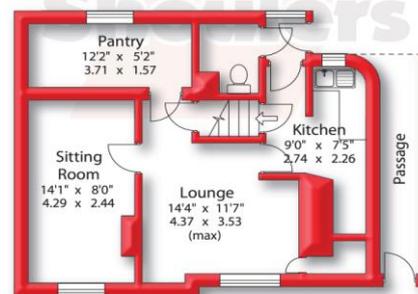
VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: From the centre of Syston take High Street and Turn Street will be found last on the left. No. 9 is on the left.

9 Turn Street.
Approx Gross Floor Area = 913 Sq. Feet
= 84.8 Sq. Metres



First Floor



Ground Floor

Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk

housesales@shoulers.co.uk

lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		