



# 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](http://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.

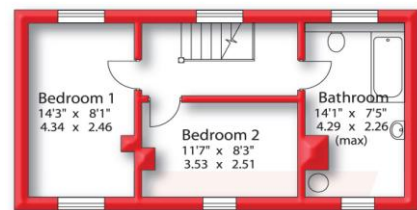
**SERVICES:** Mains electricity, water and drainage.

**COUNCIL TAX:** Charnwood Borough Council (01509) 634839.

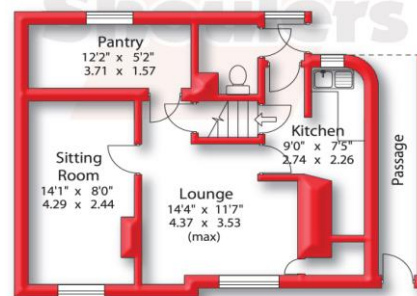
**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		