



# 66 Sylvan Street

, Leicester, LE3 9GT

## Offers In The Region Of £200,000

A spacious and well presented three bedroom bay fronted palisaded terrace, ideally positioned within a popular residential area on the outskirts of Leicester City Centre. Offering excellent transport links, easy access to the motorway network and the ability to walk directly into the city centre, the property would make an ideal first time purchase or investment opportunity.

The accommodation is generously proportioned throughout and retains a number of attractive original features, including wood flooring to parts of the ground floor. In brief, the property comprises an entrance hallway, two good sized reception rooms and a modern fitted kitchen, along with a downstairs bathroom.

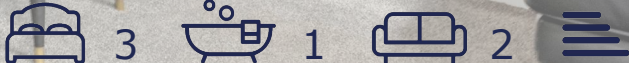
To the first floor are three well proportioned bedrooms, all of which are capable of accommodating double beds, with built in storage to the two principal bedrooms.

Externally, there is a low maintenance rear yard, providing a practical outside space with minimal upkeep required.

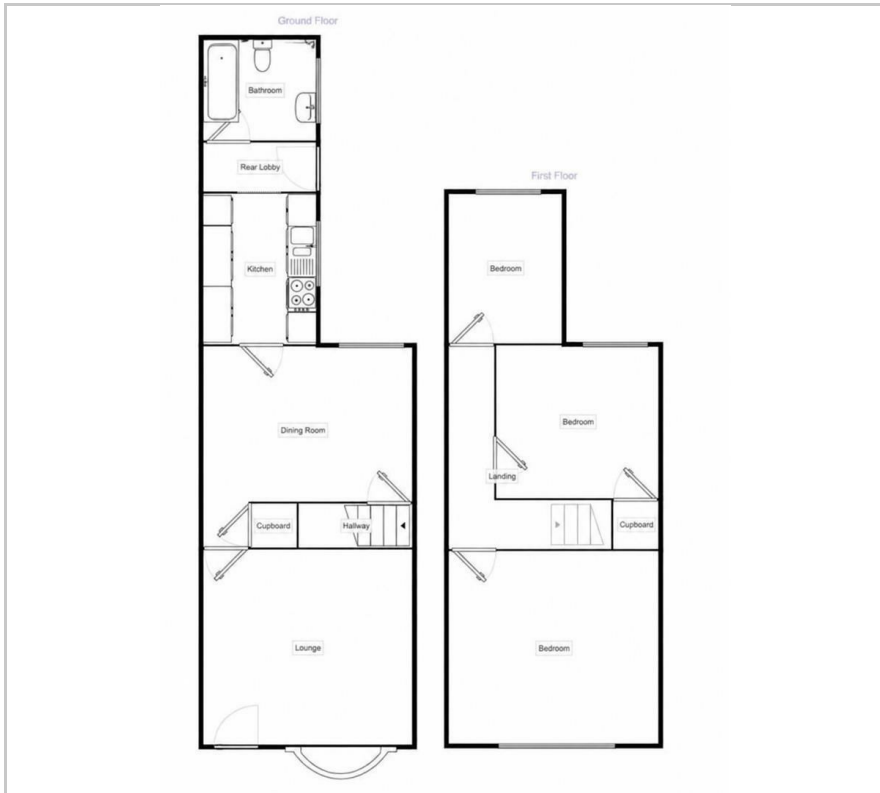
The property has clearly been well cared for by the current owner and is presented in good order

### Viewing

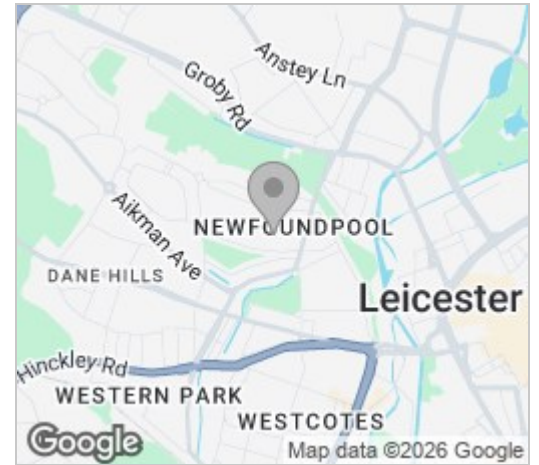
Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



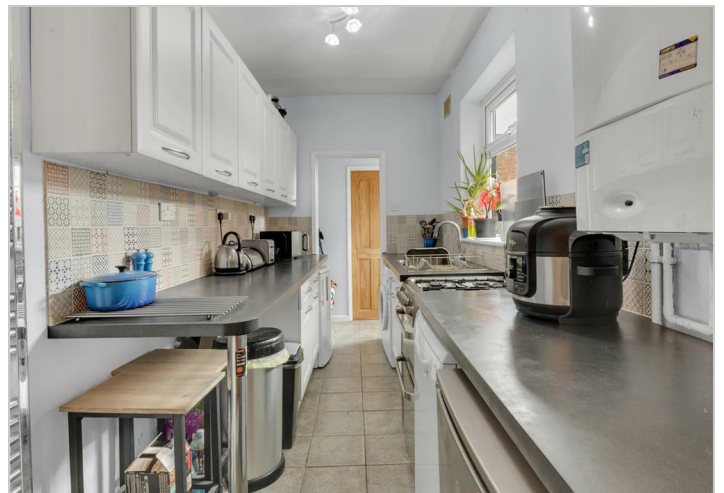
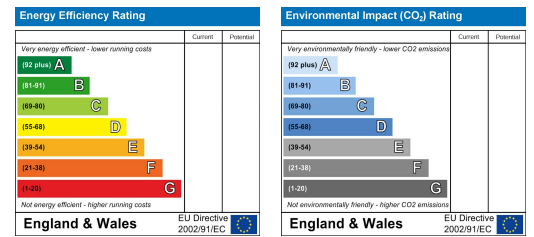
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

75 Hinckley Road, West End, Leicester, Leicestershire, LE3 0TD  
**Tel:** 0116 2544755 **Email:** info@berkleystates.co.uk **berkleystates.co.uk**