



 **2**
Bedrooms

 **1**
Bathroom



Kings are excited to present this two-bedroom detached bungalow on Birmsmore Avenue in the Rushy Mead area. This property can be found down a cul-de-sac situated within close proximity to local amenities including ample local shops, supermarkets, pharmacies, schools including Rushy Mead Academy and Soar Valley College and major access routes including Melton Road, Troon Way and Watermead Way. The layout of the property is simple yet spacious consisting of the living room, two bedrooms, family bathroom, kitchen and ample storage space.

This property is one not to miss out on especially due to the fact there is no chain involved, it requires minimal work and has potential to be extended (STPP). Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you initially make your way through a small porch way before entering the main body of the property. The living room is the first room you make your way through, offering a spacious yet cozy living space, consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed window, the remainder of the property is also accessed via the living room. The carpeted hallway provides access to both bedrooms, the bathroom and the kitchen. Bedrooms one and two both consist of carpeted flooring, wall mounted radiators and double-glazed windows, with bedroom one being a double bedroom with fitted wardrobes and bedroom two being a single bedroom. The family bathroom boasts a three-piece layout consisting of tiling throughout, a shower, sink and toilet. The kitchen can be found at the front of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink, double-glazed windows and access to multiple integrated storage cupboards and side access to the property.

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Property Info

Living Room: 4.13m x 3.94m (13'7" x 12'11") – located at the front of the property consisting of carpeted flooring, a wall mounted radiator and front facing double-glazed window.

Kitchen: 3.00m x 2.65m (9'10" x 8'8") – located at the front of the property consisting of fitted worktops and storage cupboards, a free-standing oven/hob, sink, double-glazed windows and access to integrated storage cupboards and side property access.

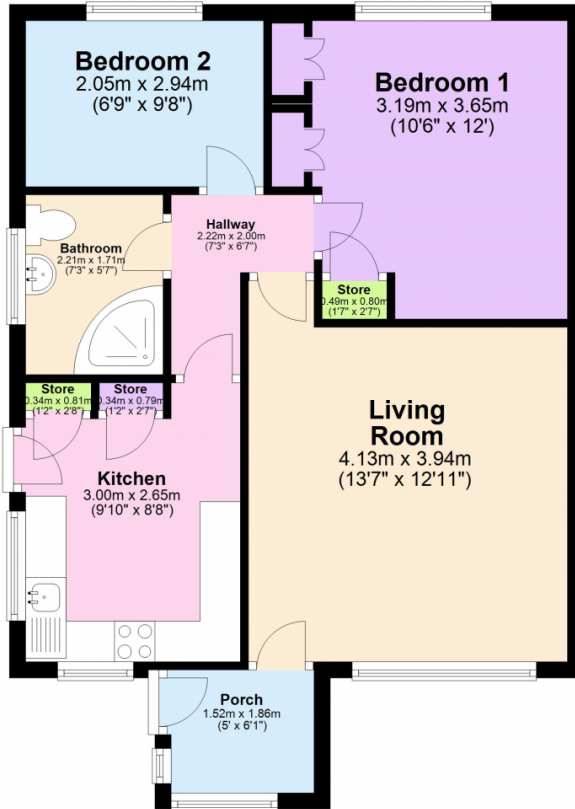
Bathroom: 2.21m x 1.71m (7'3" x 5'7") – three-piece bathroom consisting of tiling throughout, a shower, sink and toilet.

Bedroom One: 3.19m x 3.65m (10'6" x 12') – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and fitted wardrobes.

Bedroom Two: 2.05m x 2.94m (6'9" x 9'8") – single bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Ground Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 56.0 sq. metres (602.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

