

Brettell Road, Eyres Monsell

Guide Price £190,000

Immediate 'Exchange of Contracts' Available, Being sold via 'Secure Sale'. Offered to the market with NO UPWARD CHAIN is this FOUR BEDROOM mid townhouse providing accommodation over two floors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

Via a double glazed door, with part laminate and part carpet floor, stairs to first floor, wall mounted boiler, radiator.

Lounge 13' 0" x 12' 8" (3.97m x 3.85m)

With leaded double glazed bow window to the front elevation, wood effect laminate floor, chimney breast with fire, surround and hearth, radiator, open access to dining room.

Dining Room 10' 6" x 9' 0" (3.19m x 2.74m)

With double glazed French doors to the lean-to/conservatory, wood effect laminate floor, open access leading to kitchen.

Kitchen 10' 6" x 9' 6" (3.19m x 2.90m)

With double glazed window to the rear elevation, ceramic tiled floor, a range of wall and base units with work surface over, stainless steel sink and drainer, part tiled walls, space for fridge, space for freestanding cooker.



Lean-To/Conservatory 13' 5" x 9' 4" (4.08m x 2.84m)

With patio doors to the rear garden, access to brick built store/WC.

WC

With low-level WC, part tiled walls.

Lobby Area

With wash hand basin, part tiled walls.

First Floor Landing

With access to the following rooms:

Bedroom One 13' 0" x 11' 7" (3.96m x 3.53m)

Measurement narrowing to 8' 3" (2.53m). With double glazed windows to the front elevation, built-in cupboards, radiator.

Bedroom Two 13' 1" x 10' 9" (3.98m x 3.28m)

With two double glazed windows to the front elevation, built-in cupboard, radiator.

Bedroom Three 10' 6" x 6' 8" (3.21m x 2.04m)

With double glazed window to the rear elevation, radiator.

Bedroom Four 9' 6" x 7' 8" (2.89m x 2.33m)

With double glazed window to the rear elevation, radiator.

Shower Room 7' 5" x 6' 5" (2.25m x 1.96m)

With double glazed window to the rear elevation, corner shower cubicle, low-level WC, wash hand basin, walls, radiator.

Front Garden

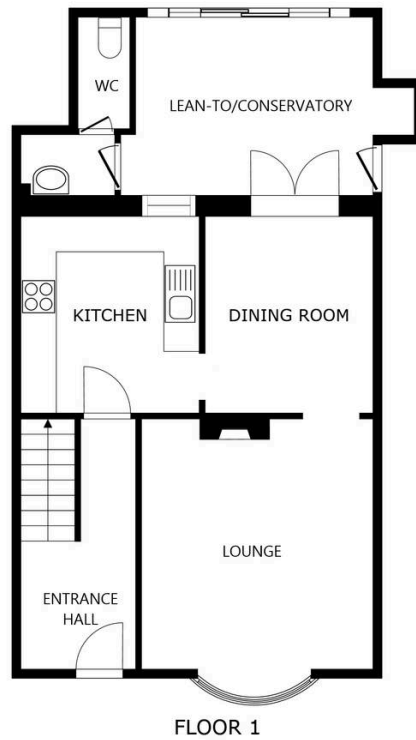
Low maintenance frontage.

Rear Garden

A mature and established rear garden with paved patio area, flowerbeds and shrubs.

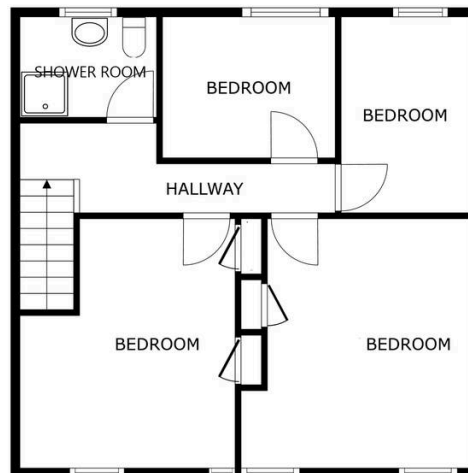
Driveway

1 vehicle.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.