



Because property is personal with...

Bartlett Close, Earl Shilton

BELVOIR!

£124,000



Key Features

- ATTRACTIVE ONE BEDROOM TERRACED
- WELL PRESENTED
- KITCHEN LIVING ROOM
- BATHROOM
- BEDROOM
- TWO ALLOCATED PARKING SPACES
- EPC rating C
- Freehold





DELIGHTFUL ONE BEDROOM HOUSE PROVIDING IDEAL FIRST TIME HOME/ RENTAL INVESTMENT/LOOKING TO DOWNSIZE IN POPULAR RESIDENTIAL LOCATION. BEING WELL PRESENTED THROUGHOUT THE PROPERTY BENEFITS ENTRANCE HALLWAY, BEDROOM, BATHROOM/UTILITY, OPEN PLAN KITCHEN WITH LIVING AREA AND JULIETTE BALCONY. WITH NEW BOILER, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT THE PROPERTY ALSO BENEFITS FROM TWO ALLOCATED PARKING SPACES. BE THE FIRST TO VIEW

In brief the property comprises :-

Entrance Hallway - 4'5" x 3'7" (1.36 x 1.10m) with composite main entrance door, radiator, laminate effect vinyl tile flooring, stairs leading to the 1st floor

Bedroom - 9'0" x 11'6" (2.77 x 3.51m) with upvc double glazed window, radiator

Shower room/Utility - 6'5" x 5'2" (1.96 x 1.58m) with corner tiled shower cubicle, low level wc, pedestal sink, plumbing and space for a washing machine, roll edge worktop, radiator, laminate effect vinyl tile flooring

To the first floor

Kitchen/Living Area - 13'1" x 11'6" (3.99 x 3.53m) with a range of modern white gloss fronted wall and base units, inset sink with mixer tap, roll edge worktop, ceramic hob, electric oven, extractor, splashback, space for a fridge freezer, cupboard housing boiler,

Juliette balcony, heating controller

Outside

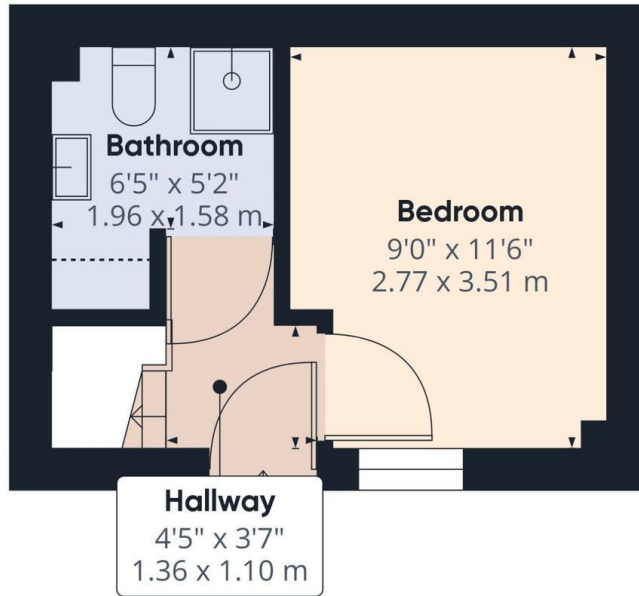
To the front there is a slabbed footpath leading to the front door and bin store area

To the rear allocated parking for two vehicles

The popular town of Earl Shilton with its shops, restaurants, pubs, leisure and other facilities lies on the edge of the A47 bypass providing access to Leicester, Hinckley and Nuneaton.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

331.64 ft²
30.81 m²

Reduced headroom

4.95 ft²
0.46 m²

(1) Excluding balconies and terraces

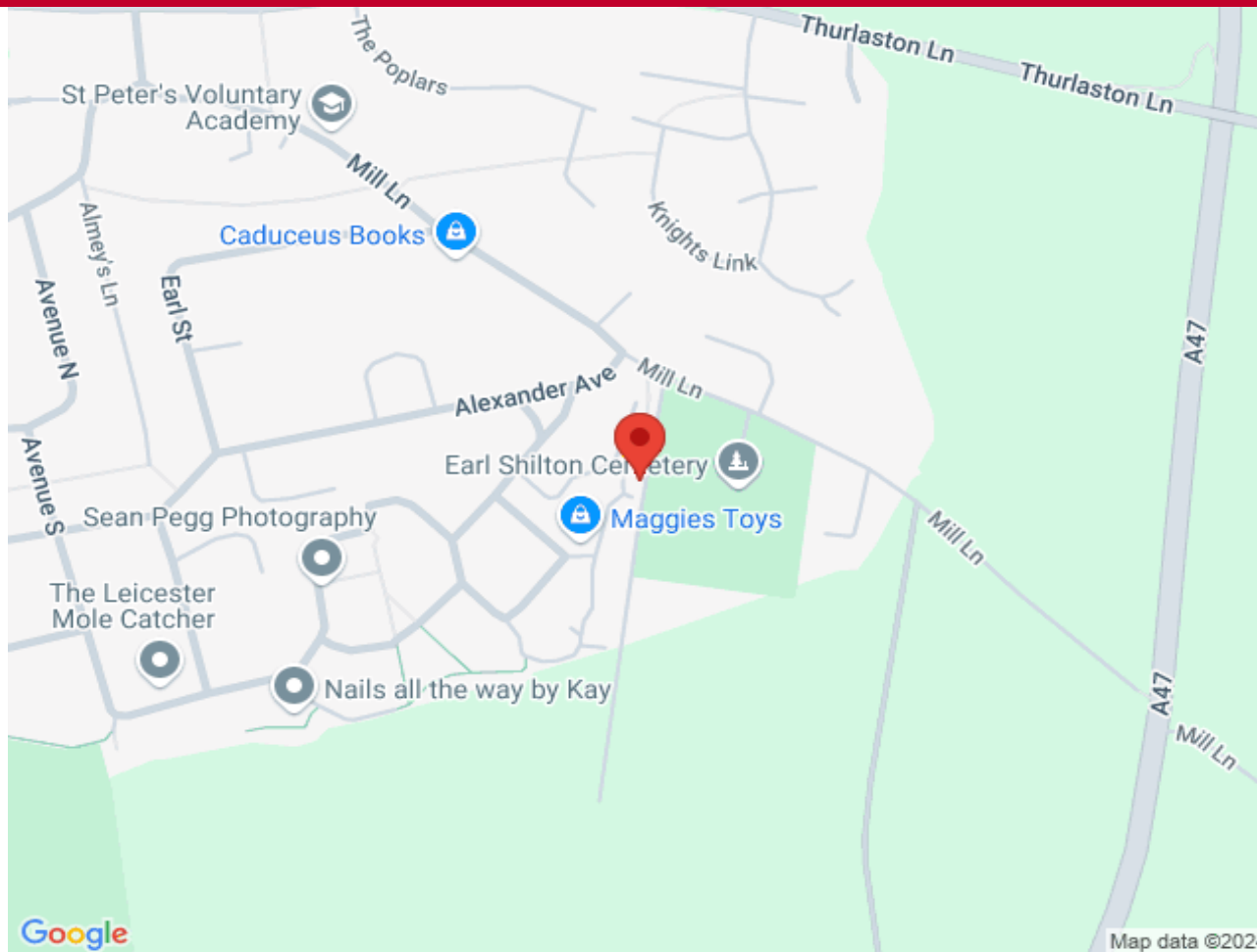
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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