



Bosworth Road

Measham

Asking Price £158,000



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Tenure

Freehold

Accommodation Details

TWO bedroom, THREE floor Victorian terrace house with on street parking and a private rear garden with brick out house.

External & Approach

Located in a terrace of houses set back from Bosworth Road. Entrance into this property is via a white UPVC door leading in to the living room.

Living Room

12'2" x 11'3" (3.71 x 3.44)

As you enter this property, you come into a cosy living room located at the front of the property. With tall ceilings and up lighters fitted to the wall. This room has been decorated in white with multiple plug points, an aerial socket along with a BT point. This room also has grey carpet laid to the floor along with a recently installed new electric radiator. This comfortable living room has a brick built decorative fireplace along with shelving built into the alcove and a pendant light to the ceiling.

Small Hallway

Located between the living room and kitchen diner. This space offers storage under the stairs along with coat hooks. This room also houses the electrical consumer unit and meters and has electrical sockets. With ash wood effect lino flooring and decorated in white.

Kitchen Diner

16'3" x 11'0" (4.96 x 3.37)

Located at the rear of the property, a surprisingly open space with a window looking out over to the courtyard along with a white UPVC door with glass window panels allowing in plenty of natural light along with a further window to the side of the property. This area has all been decorated in white with the high ceilings that we see throughout the ground floor and a pendant light over the dining room along with studio lights over the kitchen. The dining space has ash wood effect lino to the

floor along with a recently installed electric radiator and hardwood shelving. The kitchen area has stone effect tiles to the floor with neutral coloured tiles around the walls to half height. You will also find that there are shelves fitted to the walls along with beech effect wooden worktops and grey base and wall units along with a stainless steel sink and drainer. Currently in situ is a Beko freestanding oven and hob which can be negotiated in the Sale.

Stairs and Landing

Decorated in white with a solid wooden handrail leading up to the first floor. The stairwell has recently been re-carpeted in grey.

Bedroom One

14'4" x 12'2" (4.39 x 3.71)

Located on the first floor at the front of the property, this room also has newly fitted grey carpets and freshly decorated in white with a beautiful black decorative fireplace. Also a recently installed electric radiator. There is a large window looking out onto Bosworth Road and a pendant light.

Bathroom

11'0" x 6'0" (3.36 x 1.84)

The bathroom is located at the rear of the property with a large window fitted with privacy glass looking out over the rear courtyard. Currently decorated in white with black wooden panelling to the bath and walls along with airing cupboard which has been painted in black to match. This room has an electric heated towel rail fitted to the wall along with art deco glass cubed blocks in the wall allowing the natural light to flow through. Consisting of a ceramic basin, WC and full-size bath with a electric shower over. There is also an extractor fan and shaving mirror.

Bedroom Two

14'11" x 12'8" (4.55 x 3.88)

Located on the second floor. This loft conversion is a convenient second bedroom with 3 Velux style skylights and brown carpet to the floor. This is a light and neutral room,

decorated in white with white banisters for the stairwell and additional storage in the crawlspace.

Garden and Courtyard

South facing courtyard leading to a private garden accessed via the rear kitchen door or down the side of the property through an alleyway. The courtyard is currently open and allows access for the neighbouring property. Included is also an outhouse which is brick built. Following down the path you come to the private newly fenced off garden with a small patio area and artificial grass for low maintenance. Enjoyable outside living. Just beyond the artificial grass is also entrance to more outside storage.

Post Code For Sat Navs

DE12 7LG

Local Authority & Council Tax Band

NWLDC

Band A

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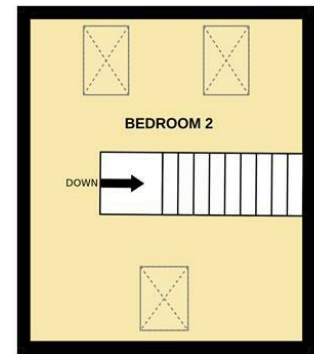
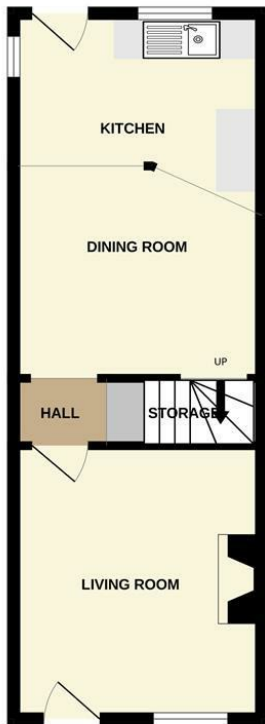




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: A. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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