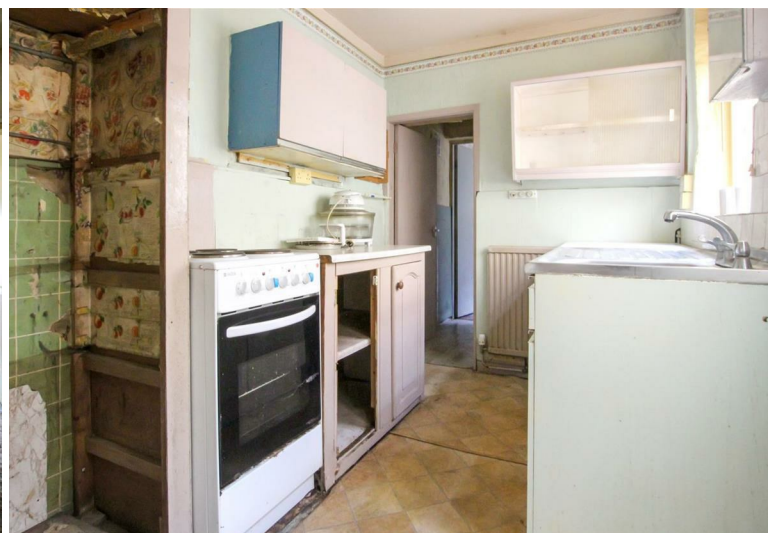




Chapel Street

Measham

Price Guide £135,000



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Price Guide £135,000



Tenure
Freehold

Accommodation Details:

Three bedroom mid-terraced Victorian property with off road parking for one vehicle with both a front and rear garden.

External & Approach

Set back from the road, standing on a lovely plot with a landscaped front garden with mature shrubs and trees, you also have a car parking space for one vehicle and a single path leading up to the entrance of the property. This path is shared with your neighbouring properties and to the left hand side is an arch way allowing access to the ear gardens of yours and the neighbouring properties. You have a brick built entrance porch with half glazed UPVC door allowing access into the property.

Reception Room

11'10" x 10'5" (3.63 x 3.19)

Following from the entrance porch, leads you into your first reception room which was previously used as a dining room. This room is flooded with natural light from the large window over looking the front garden. This generous size room runs the width of the property and has been decorated with wallpaper and has carpet to the flooring. There is a wooden cupboard which houses the consumer unit and meter readings.

Reception Room Two

14'2" x 12'0" (4.32 x 3.66)

Continuation of the carpet flooring, is another great size reception room which is filled with plenty of natural light from the large window to the rear porch and a side window. This room has been decorated with floral wallpaper. This room follows into the kitchen and there is a door leading to the stairs to the first floor. In this room, you will also find; BT telephone connection, a TV aerial, radiator, power sockets, light fitting, smoke alarm, heating thermostat and coving to the ceiling. You'll also find a large under stairs cupboard proving further storage space.

Kitchen

8'10" x 6'9" (2.71 x 2.08)

The kitchen is fitted with pale pink units with wooden handles, composite off-white worktops and space for a utility appliance below. There is also a space a free-standing electric cooker, a large window to the right-hand aspect, a sink with drainer and separate hot and cold taps, one radiator, a door leading into the downstairs shower room along with separate WC and a half glazed white UPVC door leading out to the rear lobby.

WC

Leading from the kitchen is a small corridor and on the left hand side is a wooden door into the downstairs WC. This a compacted room with a privacy window to the rear side of the property.

Shower Room

This is a downstairs shower room which is has; a wall mounted shower with an outward opening door with surround, wash basin with separate hot and cold taps, one radiator and a privacy window.

Stairs and Landing

Leading from the living room is carpeted stairs leading to the first floor with neutral wallpaper and a hand banister. There is a smoke alarm at the very top of the stairs.

Bedroom one

12'0" x 10'8" (3.68 x 3.27)

A wonderful double size bedroom to the front aspect with a large window with rural views in the distance. This room has been decorated with yellow and blue wallpaper and carpet to the flooring. There is also a narrow cupboard providing wardrobe space along with a loft hatch above and there is one radiator.

Bedroom Two

13'0" x 11'0" (3.98 x 3.37)

Bedroom two is another good size double bedroom decorated with neutral wallpaper and carpet to the flooring. This room is

filled with natural light and has the view of the rear garden. There are two fitted wardrobes providing further storage. There is one pendant light to the ceiling.

Bedroom Three

14'0" x 6'6" (4.27 x 1.99)

This bedroom is located at the far end of the landing with a step down and is to the rear of the property providing a view of the lovely, rear garden. This room is a good size single room neutrally decorated and green carpet to the flooring. This room has two windows fulfilling this room with plenty of natural light. This room has a fitted wardrobe which houses the Worcester Combi-Boiler.

Outside Space

This wonderful property boasts of a fantastic front garden with turf to the middle and mature shrubs borders. To the rear is mostly patio where you'll find gardening sleepers, a large wooden shed along with a brick storage shed further beyond. There is one allocated car parking space to the front aspect of the property.

Post Code For Sat Navs

DE12 7JD

Local Authority & Council Tax Band

Band A

North West Leicestershire District Council

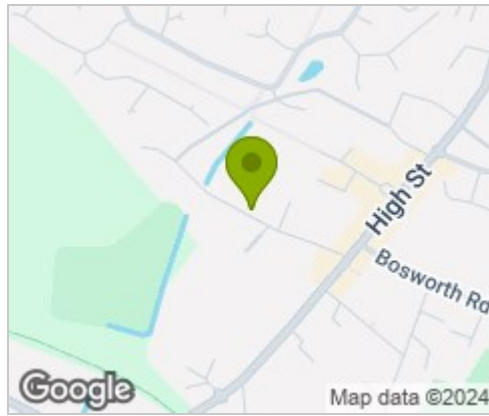
Property To Sell?

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Out Of Hours Contact Arrangements

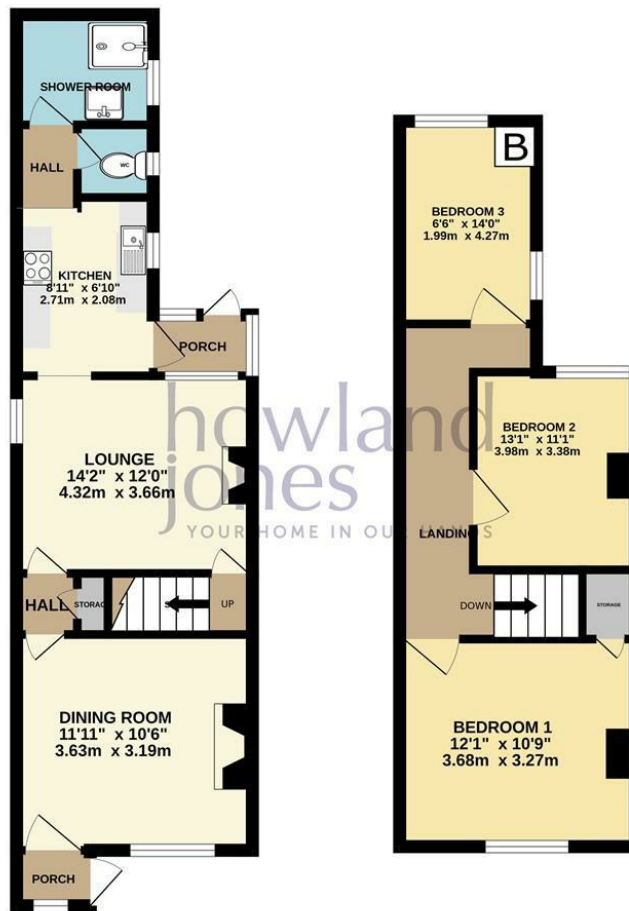
You can email us via our website, or you can 'Live Chat' via our website 24/7





GROUND FLOOR
342 sq. ft. (31.7 sq.m.) approx.

1ST FLOOR
294 sq. ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq. ft. (59.1 sq.m.) approx.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	