



Bosworth Road

Measham

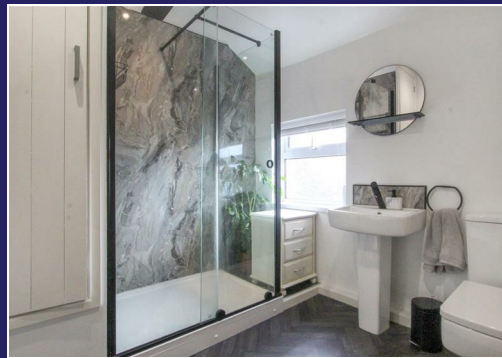
Price Guide £133,000



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Measham

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Tenure
Freehold

Accommodation Details

Modernised One Bedroom End Terraced Property With A Private Rear Garden and Parking For Two Vehicles.

External & Approach

Located at the the start of Bosworth Road, set back from the road with a shared driveway to the left hand side (accessed via you and your neighbours only). Entrance is via a half glazed white UPVC door leading into the living room.

Lounge

12'0" x 11'7" (3.66 x 3.54)

This room runs the width of the property and has been decorated with white walls and one feature wall painted in Sunset Orange, white painted skirting boards and has hard laminate effect flooring. There is an electric fire place with a granite effect surround. You will also find; BT telephone connection, a TV aerial, radiator, chrome effect power sockets, pendant light fitting and a window to the front aspect filling the room with natural light. There are two cupboards with wooden doors with small handles which houses the consumer unit and meter readings.

Kitchen / Diner

8'8" x 8'2" (2.66 x 2.51)

This room is located at the rear of the property with a white UPVC stable door providing access to the garden area, a window over looking the rear garden and has dark grey vinyl to the flooring. The kitchen is equipped with an Cooke & Lewis Electric oven, 4 ring induction hob and stainless steel extractor hood above. There is space and plumbing for a washing machine. This recently modernised kitchen has been fitted marble effect work tops with splashback, navy units with chrome round handles and a black sink and drainer with mixer tap. There is one light fitting, smoke detector and floor fan heater. There is an under stairs compartment which is large enough to house a free standing fridge freezer.

Stairs and Landing

Leading from the kitchen you have grey carpeted stairs leading to the first floor.

Bedroom One

11'11" x 11'1" (3.65 x 3.38)

With a step leading up this room, this is a great size bedroom which can easily fit a king size bed, chest of drawers and a wardrobe. This room has been decorated in Sunset Orange, white skirting boards and with the same grey carpet following from the stairs. There is a large window filling the room with plenty of natural light which has the outlook of the front aspect. There is one radiator.

Shower Room

8'9" x 8'2" (2.67 x 2.50)

Located to the rear aspect, this bathroom has a large window with privacy glass, white basin with chrome mixer taps, white WC with dual flush. It is decorated with full height marble effect mermaid board on the walls and Herringbone effect vinyl flooring. There is also; an extractor fan, large chrome radiator rail, one light fitting, large double shower with glass screen surround. There is also an airing cupboard which houses the 3 year old boiler and there is a separate cupboard which has shelving for towels.

Garden and Outdoor Space

A low maintained garden laid with artificial grass and a wooden fence surround. There is a back gate allowing access to the shared parking area with your neighbours. There are two allocated car parking spaces directly in line with the property.

Loft Space

The loft hatch is located in the bathroom, this area is partly boarded and has a light.

Post Code For Sat Navs

DE12 7LG

Tel: 01530 271313

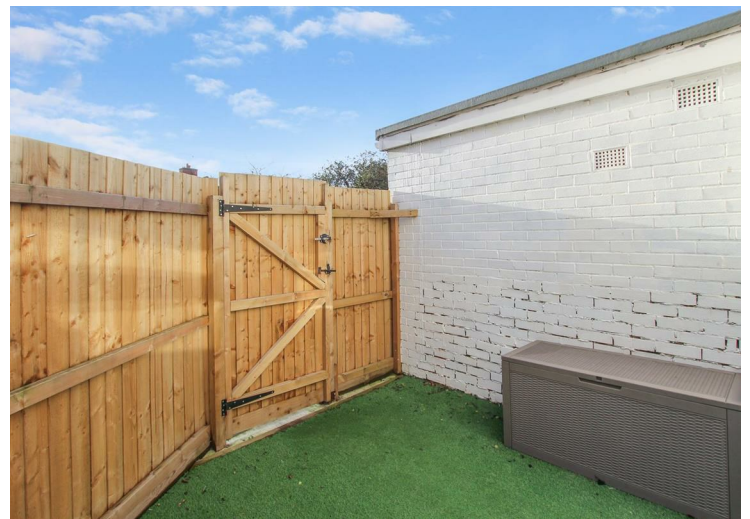
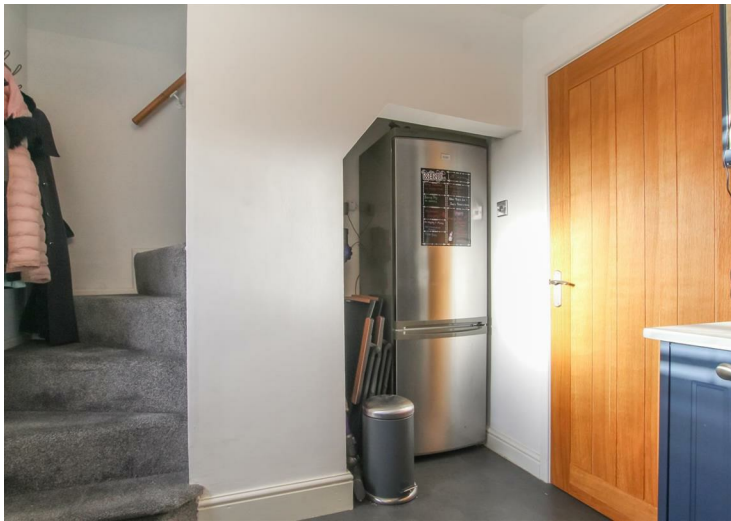
Property To Sell?

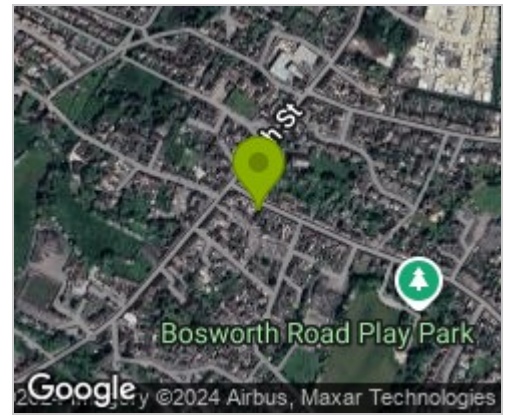
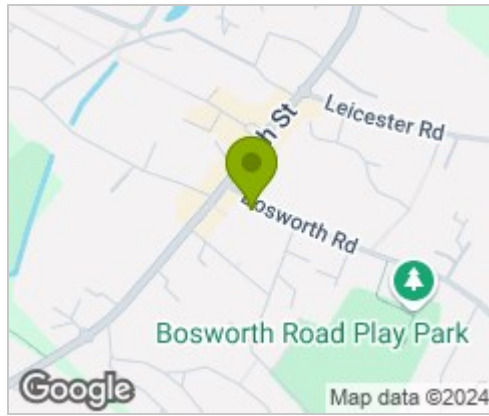
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

Local Authority & Council Tax Band

Band A

North West Leicestershire District Council

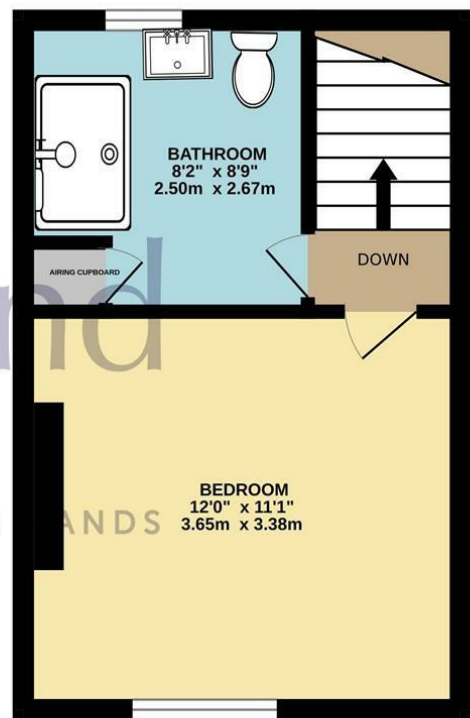




GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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