



4 Palmerston Close, Kibworth Beauchamp, LE8 0JJ

£225,000

**Delightful Semi Detached Bungalow **Convenient Location Close to Village Centre **Cul De Sac Location **Sitting Room
**Two Double Bedrooms **Kitchen **Off Road Parking **Now Requiring Improvement and Renovation **No Upward Chain

- Semi Detached Bungalow
- Cul De Sac Location
- Sitting Room
- Two Bedrooms
- Shower Room
- Gardens to Front and Rear
- Off Road Parking
- Now in Need of Upgrading
- EPC Rating C

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

Directors: **Anthony Fox Angela Fox** Associate: **Lynn Woodward**

Fox Country Properties Limited. Registered Office 5 Market Place, Market Bosworth, Nuneaton, Warks CV13 0LF. Registered in England No: 7568450

GENERAL

A delightful bungalow with considerable potential located close to the centre of Kibworth Beauchamp. Number 4 Palmerston Close is on an excellent plot, set well set back from the road with parking for several cars together with a relatively private rear garden. The accommodation briefly includes an entrance hall, sitting room, two bedrooms, kitchen and shower room. It should be noted that the property does now require substantial renovation.

LOCATION

The property is located in the highly regarded village of Kibworth Beauchamp. There is an excellent range of facilities including two health centres, dentists, churches, public transport, shops, restaurants, sports clubs (tennis, football, cricket, golf and bowls), a nursery, pre-schools, a primary school and high school. The village is also within easy reach of some of south Leicestershire's most attractive countryside. There are more comprehensive amenities in Market Harborough to the south and Leicester to the north and mainline train services are available from both of these locations. The journey time from Market Harborough station to London St Pancras International is approximately one hour.

THE BUNGALOW

The accommodation is arranged as follows. Front door opening into reception hall.

RECEPTION HALL

With wood block floor, cloaks cupboard, doors to the kitchen and sitting room.

SITTING ROOM

16'3" x 11' (4.95m x 3.35m)

A delightful room overlooking the front garden. Central heating radiator and door to the reception hall.

KITCHEN

9'5" x 8'8" (2.87m x 2.64m)

There is a range of fitted units with a gas hob and single oven together with an inset single drainer sink unit. Plumbing for washing machine.

BEDROOM ONE

11'6" x 11'1" (3.51m x 3.38m)

A good sized double bedroom overlooking the garden. Central heating radiator.

BEDROOM TWO

8'8" x 8' (2.64m x 2.44m)

With door to garden. Central heating radiator.

SHOWER ROOM

With low flush lavatory, wash hand basin and shower enclosure.

OUTSIDE

The bungalow is well set back from the road with plenty of off street parking and a lawn to the front. Gated access to the rear garden.

THE MAIN GARDEN

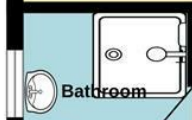
To the rear there is a garden with patio.

COUNCIL TAX BAND

Harborough District Council Band C.



Ground 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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