



4 Cedar Court, Burbage, LE10 2AE

£300,000



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C



\*\*\* NO CHAIN \*\*\* RH Homes and Property are very excited to offer this fantastic opportunity to purchase this very well presented, semi detached home situated in a highly desirable Burbage village centre location. Briefly comprising; reception hall, ground floor cloakroom, spacious lounge and a kitchen dining room. To the first floor, there are two large double bedrooms, bedroom one with a walk in wardrobe. Outside, the property has a corner plot frontage which provides extra garden to the front, large side storage area and an enclosed private garden to the rear. There is also garage to the rear of the property. \*\*\* NO CHAIN\*\*\*

Council Tax - D





## Viewing

Please contact our RH Homes and Property Office on 01455 633244 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	83
	EU Directive 2002/91/EC	

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