



Rothley Road, Mountsorrel LE12 7JX

welcome to

Rothley Road, Mountsorrel

****NO ONWARD CHAIN**** this well presented two-bedroom first floor flat set within this Victorian building in the popular village of Mountsorrel. Internal viewing is highly recommended to appreciate the accommodation on offer. Call now on 01509 214686 for a viewing.

Entrance

The property is entered via a front door on the ground floor, which has original tiled flooring, stairs off to the first floor.

First Floor Landing

The first-floor landing has stairs rising from the entrance hallway, has useful built in storage, access to the loft via a drop-down ladder and the loft is part boarded, a radiator and doors off to all rooms. The loft has the potential to be used as further accommodation, subject to gaining consent from the freeholder and any necessary building regulation/planning consent.

Living Room

12' x 9' 8" (3.66m x 2.95m)
Living room has a feature original cast iron fireplace, a radiator and a upvc double glazed window overlooking the rear bedroom.

Kitchen

8' 3" x 7' 11" (2.51m x 2.41m)
The kitchen has vinyl flooring, with a range of base and wall mounted units with work surfaces over. There is an inset stainless-steel sink, gas hob with overhead extractor, an electric oven, space and plumbing for a washing machine, space for a undercounter fridge, a radiator and a upvc double glazed window to the side.

Bedroom One

15' 8" x 12' (4.78m x 3.66m)
Bedroom one has a upvc double glazed window to the front and a double radiator.

Bedroom Two

10' 2" x 12' 8" (3.10m x 3.86m)
Bedroom two has a upvc double glazed window to the rear and a radiator.

Shower Room

The shower room is fully tiled, has a suite that comprises of corner shower cubicle with electric shower over, wash hand basin set within vanity suite with storage beneath, an extractor fan, a UPVc double glazed window to the rear.

Separate Wc

The separate wc has a low level wc and tiled flooring, with a upvc double glazed window to the rear.

Outside

To the front of the property there is a gated pathway which leads to the front door.





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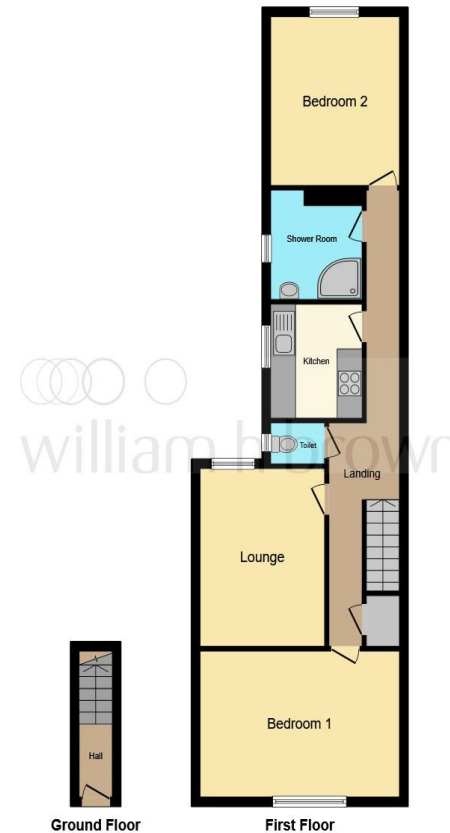
Rothley Road, Mountsorrel

- No Onward Chain
- First Floor Flat
- Two well-proportioned bedrooms
- UPVC Double glazing
- Gas Fired Central Heating

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£167,500



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114842 - 0006

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