



## 84 St. Matthews Avenue

Worthington, Ashby-de-la-Zouch, LE65 1SH

Offers In Excess Of £220,000

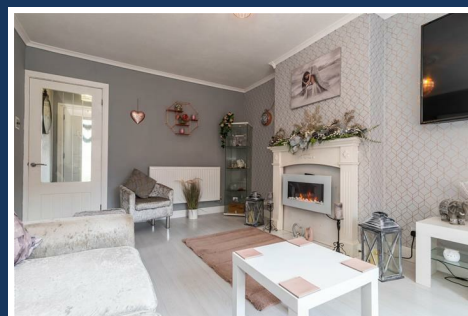




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## ACCOMMODATION

### ENTRANCE HALL

Having composite front door leading into hallway, gas central heating radiator, understairs storage and doors and stairs leading to.

### LOUNGE

15'3" x 13'8" (4.65 x 4.17)

Having uPVC double glazed window to the rear elevation, gas central heating radiator, feature fireplace with electric fire and laminate flooring.

### OPEN PLAN KITCHN / DINER

23'7" x 10'2" (7.21m x 3.1)

Having dual aspect uPVC double glazed bay window to the front and rear elevation, gas central heating radiator, contemporary wall and base units with complimenting work surfaces, breakfast bar, integrated double oven, induction hob with extractor hood over. Integrated dishwasher, space for fridge freezer, stainless steel sink with mixer taps, plumbing for washing machine, ample space for dining table and uPVC door leading to side access to rear garden and out building.

### W.C

Having uPVC double glazed window to the front elevation, wash hand basin and low level W.C.

### FIRST FLOOR

### LANDING

With uPVC double glazed window to the front elevation, storage cupboard and access to loft.

### BEDROOM ONE

12'0" x 11'1" (3.66 x 3.4)

With uPVC double glazed window to the rear elevation, gas central heating radiator and wooden flooring.

### BEDROOM TWO

10'11" x 9'3" (3.35 x 2.82)

Having uPVC double glazed window to the rear and side elevation and gas central heating radiator.

### BEDROOM THREE

8'9" x 8'0" (2.69 x 2.44)

Having uPVC double glazed window to the front elevation and gas central heating radiator.

### BATHROOM

Having uPVC double glazed opaque windows the side elevation, gas central heating radiator, vanity wash hand basin, low level W.C, panelled bath with shower over plus addition hand held shower and ceiling spotlights

### OUTSIDE FRONT

Having a block paved driveway providing off road parking for a number of vehicles, electric socket, outside water supply and side access to rear garden.

### OUTSIDE REAR AND SIDE

Having a brick built out building to the side of the property giving access to the W.C. and rear garden, comprising of seating area for entertaining, lawn with borders, mature plants, shrubs and garden shed.

Please note that this property is of non-standard construction. Prospective purchasers and their

lenders should make their own enquiries regarding the suitability of the construction type for mortgage or insurance purposes. Buyers are advised to obtain independent professional advice and a full structural survey before proceeding with any purchase.

### **MONEY LAUNDERING REGULATIONS -** **MONEY LAUNDERING REGULATIONS -**

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 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.