



Griffin Close, Shepshed



£110,000

- MID TOWN HOUSE
- MODERNISATION REQUIRED
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZED THROUGHOUT
- GAS WARM AIR HEATING
- FREEHOLD
- EPC rating COMING SOON



An exciting opportunity to modernise and restyle this good size mid town house, for sale with no chain and occupying this highly convenient location.

The property would make a great home for the first time purchaser, young family or investor for rental and offers double glazing throughout as well as gas powered warm air central heating and we can imagine likely improvement works will include the replacement of the kitchen and the bathroom, full redecoration and floor coverings and general styling etc.

Enter directly into a dining room which is adjacent to the kitchen and in similar properties of the same design we have seen a full width dining kitchen created if desired. The kitchen offers a traditional style range of base, drawers and eye level units with plumbing for washing machine, a brand new stainless steel electric oven with four ring gas hob and extractor, under stairs storage alcove and boiler cupboard housing the gas powered warm air heating boiler.

The lounge spans the full width of the property centred around an electric style fireplace with a free standing fireplace and with sliding patio doors which open into the rear garden.

Upstairs there are two double bedrooms, number one spanning the full width of the property and overlooking the rear garden whilst number two has a useful over stairs storage cupboard. On the landing is a double width airing cupboard along with a bathroom and separate WC.



The highly convenient location has a local Co Op express store just a short stroll away and the property is set back from the road fronting an open planted green, where opposite the home is a brick built single garage situated in a block with single car parking in front.

Good to know: There is a local ground keep service charge of approximately £400 per annum. The management company is Freckletons.

To find the property, proceed into Shepshed from the M1 motorway network, junction 23, heading in on the A512 Ashby Road, where you should continue to the third set of traffic lights. Turn right on to Charnwood Road, second left onto Anson Road and second right in to Griffin Close where the property is situated on the right hand side as identified by the agent's 'For Sale' board.

LOUNGE 3.1m x 4.86m (10'2" x 15'11")

DINING ROOM 2.42m x 2.8m (7'11" x 9'2")

KITCHEN 2.35m x 3.79m (7'8" x 12'5")

BEDROOM ONE 3.24m x 4.87m (10'7" x 16'0")

BEDROOM TWO 2.38m x 3.1m (7'10" x 10'2")

BATHROOM 1.55m x 1.71m (5'1" x 5'7")

SEPARATE WC 0.83m x 1.69m (2'8" x 5'6")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

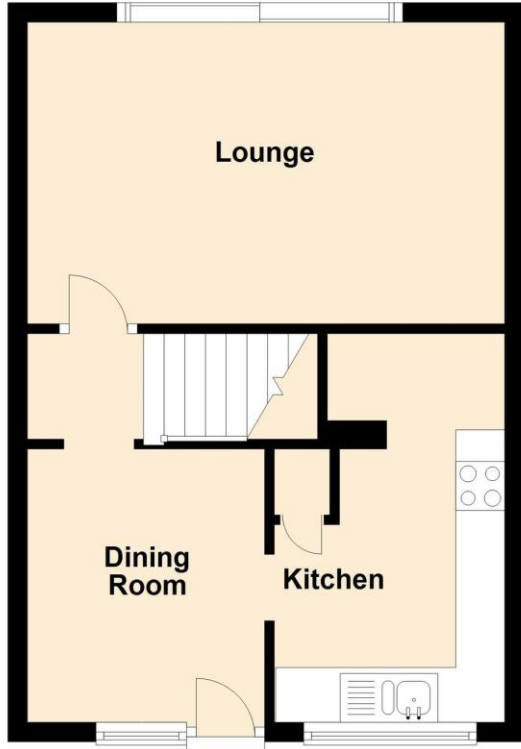
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



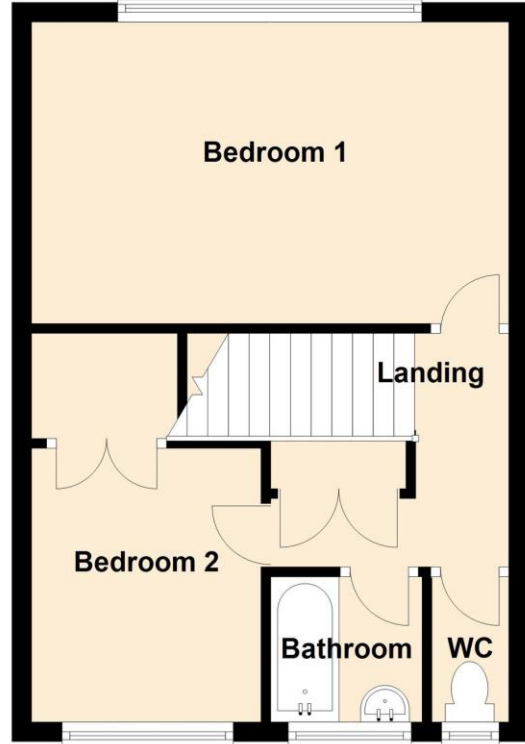
Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.8 sq. feet)



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