



Heath Road  
Market Bosworth



# Heath Road

## Market Bosworth

- End terrace in this quiet residential estate
- In need of cosmetic upgrading
- Two bedrooms and family bathroom
- Lounge and Kitchen
- Spacious gardens and off-road parking
- Open countryside views to the rear
- Close proximity to historic Market square
- Ideal first time buy or investment opportunity
- EPC Rating C (71) / Council Tax Band B / Freehold

### General Description

Alexanders offers to the market this two bedroomed property situated on a quiet estate, within walking distance to the centre of this highly sought-after historic market town.

In need of modernisation, the property provides the opportunity for the new owners to really make the property their own.

The internal layout comprises in brief: entrance hall, sitting room, and kitchen. To the first floor is one double and one single bedroom and a bathroom.

Outside, the property offers a rear garden laid mainly to lawn with off-road parking and countryside views to rear.

The property is situated in the historic market town of Market Bosworth. The square is a short distance from the property and boasts a full host of local amenities to include a range of pubs and eateries, an eclectic mix of boutique shops, and fantastic local schooling.



## Accommodation Summary

### Entrance Hall

### Lounge

12'6 x 9'8 (3.66m'1.83m x 2.74m'2.44m)

### Kitchen

6'11 x 12'9 (1.83m'3.35m x 3.66m'2.74m)

### Landing

### Bedroom One

10'4 x 9'6 (3.05m'1.22m x 2.74m'1.83m)

### Bedroom Two

9'2 x 6 (2.74m'0.61m x 1.83m)

### Bathroom

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band B.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

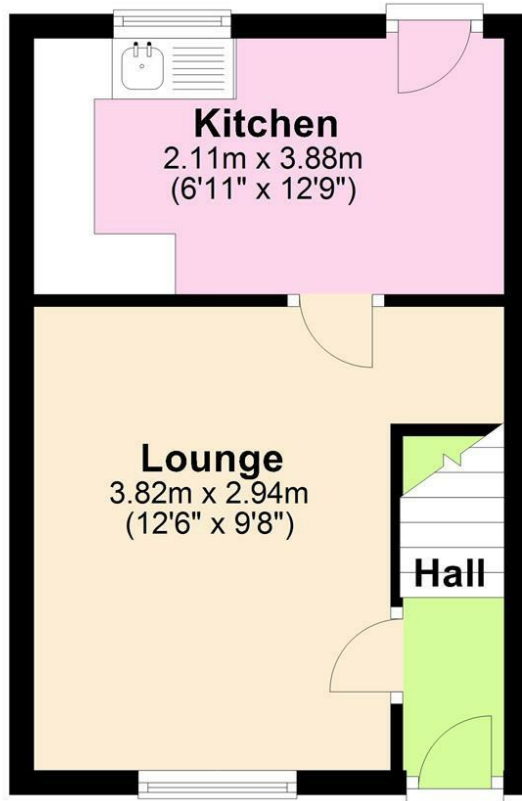
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





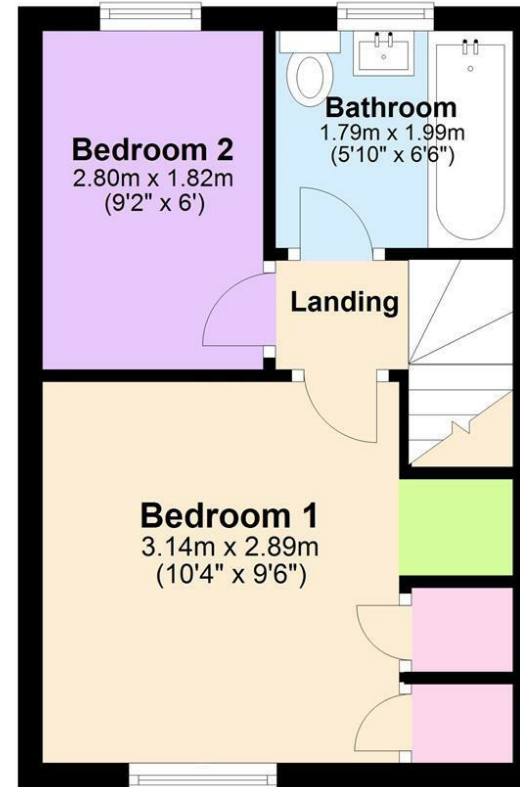
## Ground Floor

Approx. 23.4 sq. metres (251.6 sq. feet)



## First Floor

Approx. 23.3 sq. metres (250.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.3 sq. feet)



*Viewing by appointment only*

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.