

Alexanders



Merrylees Road,
Newbold Heath



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Newbold Heath

- Spacious end terrace property
- Two reception rooms and two double bedrooms
- Open countryside views
- Contemporary family bathroom
- Generous sized garden
- Outside seating terrace
- Located in the village of Newbold Heath
- EPC Rating D / Council Tax Band A / Freehold

General Description

Alexanders of Market Bosworth offer to the market a deceptively spacious two bedroom period end terrace property with open countryside views, located in the quiet rural village of Newbold Heath.

The property is believed to date back to the early 1900's. Set over two floors the property boasts two reception rooms, kitchen, utility/WC to the ground floor.

Upstairs there are two double bedrooms and a contemporary four piece family bathroom.

The gardens are generous in size with a seating terrace directly to the rear of the property, leading to a lawned area with established and decorative borders, and a brick store to the end of the garden.



Location

The village of Newbold Heath is located just outside of Newbold Verdon which has a grocery store, doctors surgery and a selection of eateries, as well as a primary school. There are excellent road links to Leicester and the M1 motorway.

Viewings

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

Tenure

Freehold.

Local Authority

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

Services

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

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.





Total area: approx. 80.7 sq. metres (868.5 sq. feet)



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Alexanders

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.