



1 Townend Close, Asfordby, LE14 3TY

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Key Features

- Semi Detached House
- Three Bedrooms
- Living/Dining Room
- In need of some updating
- Family Bathroom
- Corner Plot
- Detached Garage
- EPC Rating E
- Freehold

£200,000





Situated in a popular residential area in the well served village of Asfordby is this semi-detached property in need of some updating. Occupying a good-sized corner plot, the accommodation comprises in brief, entrance hall, living/dining room and kitchen. On the first floor are three bedrooms and a family bathroom. There is a driveway providing off-road parking leading to a detached garage and gardens to either side of the property.

Entrance Hall 0'0" x 0'0" (0m x 0m)

Lounge 0'0" x 0'0" (0m x 0m)

Dining Room 0'0" x 0'0" (0m x 0m)



Accessed via a double glazed door into the entrance hall with stairs rising to the first floor and door off to the living room with double glazed windows to the front and side aspects, fireplace with a wooden surround and hearth, opening through to a dining area with a double glazed window to the side aspect and door leading through to the kitchen. The kitchen has a range of wall and base units, roll top work tops, sink and drainer, tiled splashbacks, freestanding cooker and fridge freezer, space and plumbing for a washing machine, window to the side aspect and door leading to the side garden. Stairs rising to the first-floor landing with loft access and doors off to three bedrooms and a family bathroom having a three-piece white suite comprising a low flush WC, wash hand basin and bath with an overhead shower.

Kitchen 0'0" x 0'0" (0m x 0m)

Bedroom One 0'0" x 0'0" (0m x 0m)

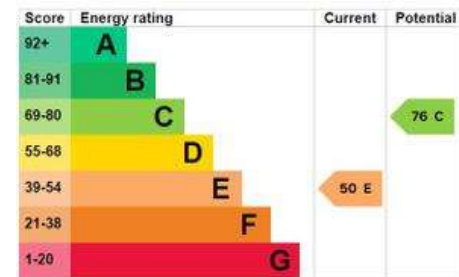
Bedroom Two 0'0" x 0'0" (0m x 0m)

Bedroom Three 0'0" x 0'0" (0m x 0m)



Bathroom 0'0" x 0'0" (0m x 0m)

There is a driveway providing off-road parking leading to a detached garage with an up and over door and courtesy door to the side garden. The gardens wrap around the house with an area laid to lawn and an array of mature shrubs and bushes and a paved area with raised beds and tubs.



The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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