



74 Main Street Asfordby, LE14 3SA

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Mid Terrace House
- Two Double Bedrooms
- Living Room
- Dining Kitchen
- Bathroom
- Courtyard Garden
- No Upward Chain
- Village Location
- EPC Rating E
- Freehold

OIRO £120,000





Parking Arrangements: None
 Windows: Double Glazed
 Heating: Solid Fuel
 Vendors Position: No Upward Chain
 Garden Orientation: South Facing
 EPC Rating: E
 Council Tax Band: A
 Total Living Space: Approx 506 sqft

An ideal opportunity for an investment purchase or for a first time buyer, this mid-terrace house, offered for sale with no upward chain, would benefit from some updating. The current heating is a solid fuel system for the radiators and hot water and there is also an immersion heater. Situated in the heart of Asfordby close to many local amenities, the accommodation comprises in brief, living room and dining kitchen on the ground floor and two double bedrooms and a bathroom on the first floor. There is a side passageway giving access to an enclosed rear courtyard garden.

Accessed via the front door into the living room with a window to the front aspect, wood laminate flooring, radiator and opening into the dining kitchen and an under-stair storage cupboard. The dining kitchen has a range of wall and base units, sink and drainer, roll top work services, space and plumbing for a washing machine, freestanding cooker, stable door and window to the rear aspect. Stairs rising to the first-floor landing with two double bedrooms and a modern, re-fitted bathroom comprising a low flush WC, wash hand basin set in a vanity unit and 'P' shaped bath with an overhead shower and shower screen and a chrome heated towel rail. Outside to the front is pedestrian access to the front door, a dwarf brick wall and storage for bins.

There is a shared side passageway giving access to an enclosed rear paved courtyard garden with timber panel fencing to the boundaries.

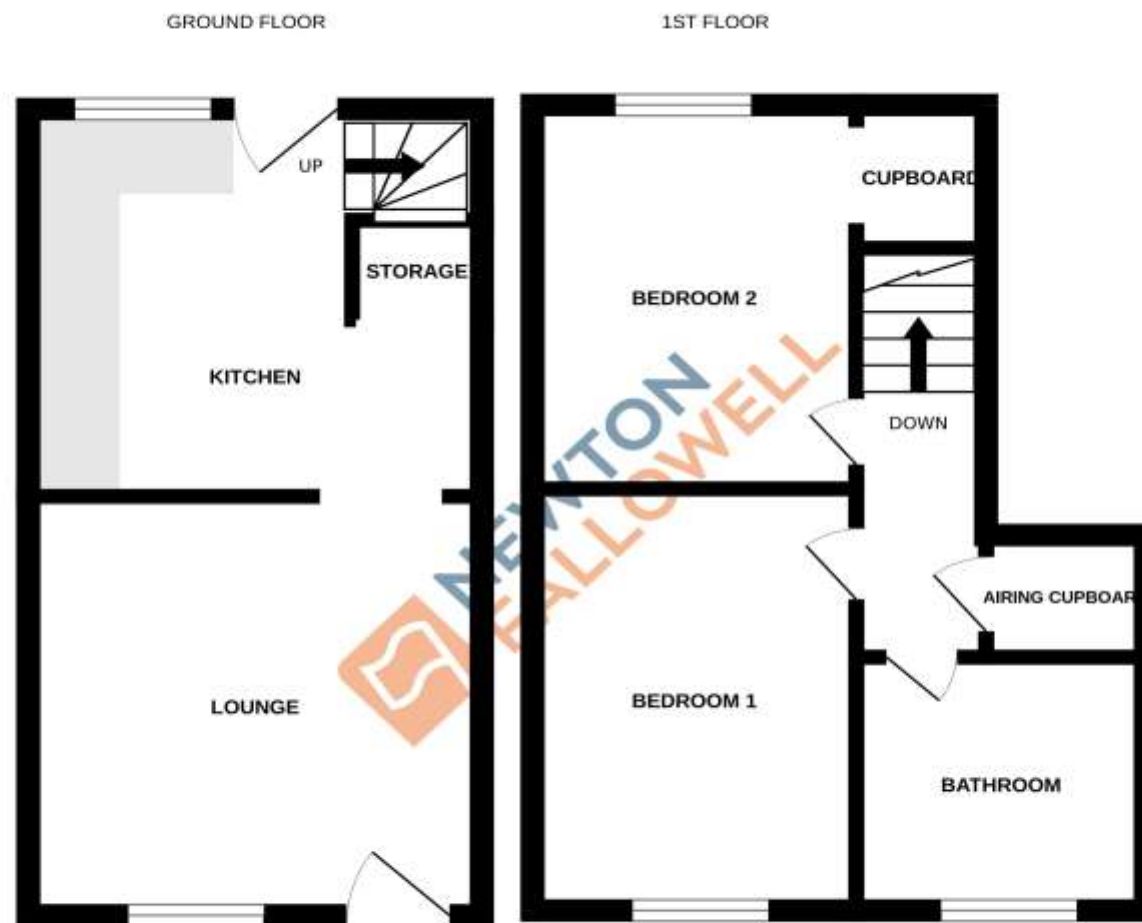
Living Room 3.35m x 3.33m (11'0" x 10'11")

Dining Kitchen 3.35m x 3.08m (11'0" x 10'1")

Bedroom One 3.35m x 2.45m (11'0" x 8'0")

Bedroom Two 3.05m x 2.46m (10'0" x 8'1")

Bathroom



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

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 £62 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.