



28 Azalea Drive, Burbage, LE10 2SH  
£210,000

wards  
Residential

Freehold. NO CHAIN - INVESTMENT OPPORTUNITY - TENANT IN SITU. A modern, well presented two bedroom townhouse located in the sought after village of Burbage, within easy walking distance of local parks and amenities. The accommodation briefly comprises Kitchen, Lounge, two Bedrooms, Bathroom, courtyard Garden and Garage en-bloc. Gas fired central heating and UPVC double glazing.

### Entrance Hall

1.21 x 0.91 Metres

UPVC front door and UPVC double glazed window to the side elevation.

### Lounge

5.79 x 3.65 Metres

Feature stainless steel fireplace (which we are advised has been decommissioned therefore is currently only decorative) on slate heath with white wooden surround. UPVC double glazed window to the front elevation.

### Kitchen

3.66 x 2.13 Metres

Fitted with a modern range of cream base and wall units with wood effect working surfaces over and matching splashbacks, with stainless steel one and a half sink and drainer. Integrated appliances include an electric oven, with gas hob over and extractor above. Storage cupboard containing central heating boiler. UPVC double glazed full-length window and door to the rear elevation providing access to the courtyard garden.

### Landing

2.43 x 0.62 Metres

Loft access hatch and airing cupboard.



## Bedroom One

3.65 x 3 Metres

UPVC double glazed window to the front elevation.

## Bedroom Two

3.65 x 2.14 Metres

UPVC double glazed window to the rear elevation.

## Bathroom

2.74 x 1.52 Metres

With three-piece white suite comprising of wash hand basin, bath with shower over and low flush WC. White ceramic tiling and wood effect flooring.

## Outside

Externally, to the front elevation, there is a lawned area with paved path to the front door.

To the rear elevation, there is a low maintenance courtyard style garden with an outside store. The garden is enclosed by brick walling with gated access from the rear. Garage en-bloc.

**EPC Rating - D(62)**

**Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA - 672 sq. ft. (62.4 sq.m.) approx.  
 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.  
 Made with Metropix 12/22/23

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836