



48 Hawcliffe Road, Mountsorrel, Leicestershire, LE12 7AH

£895 PCM

01509 600610 sinclairstateagents.co.uk

Property at a glance

- Two Double Bedrooms
- Two Bathrooms
- Generous Accommodation
- Council Tax Band*: B
- Two Reception Rooms
- Period property
- Favoured Village
- Price: £895 PCM

Overview

A generous, period property in the favoured Charnwood village of Mountsorrel. With ease of access to the A6 and village amenities, the accommodation comprises; living room, dining room, refitted kitchen (fridge and cooker included), downstairs shower room and on the first floor there are two double bedrooms and a refurbished bathroom. Outside there are gardens to the front and rear. EPC rating D.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

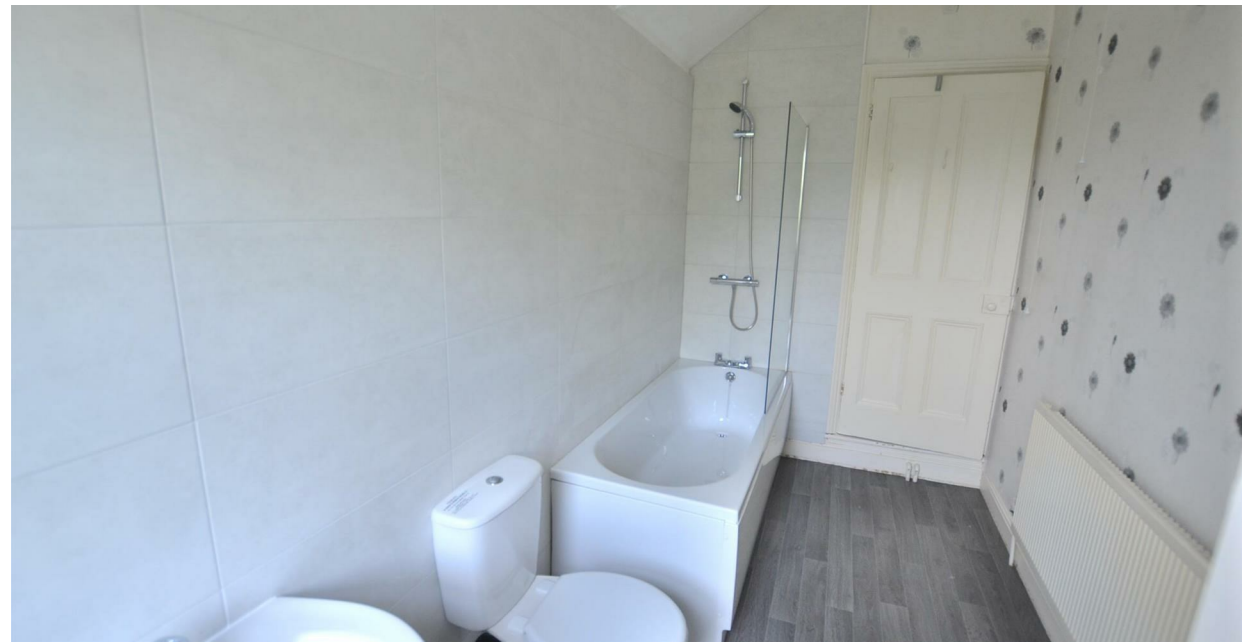
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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Thinking of Selling?

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call Sinclair on 01509 600610



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