



Sinclair

9 Chatsworth Close, Shepshed, LE12 9LE

£975 PCM

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Property at a glance

- Lovely setting
- Driveway
- Downstairs WC & Shower room
- Council Tax Band*: B
- Three Bedrooms
- Semi-detached
- Available end of October
- Price: £975 PCM

Overview

Situated in a quiet cul-de-sac, set just off Chatsworth Close, this three bedroom semi-detached property is well maintained and offers generous accommodation comprising: entrance porch, entrance hall, lounge, dining kitchen, shower room and separate wc. To the first floor there are three bedrooms.

Available end of October/early November. Viewing recommended.

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		87
(69-80) C		
(55-68) D		
(39-54) E	40	
(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

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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.

Referral Fee Disclosure

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