

## Honeywell Close, Oadby

£170,000

A TWO BEDROOM terrace BUNGALOW offered for sale with NO UPWARD CHAIN within communal grounds of a community of other bungalows.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 271 3333







**Entrance Hall**

With storage cupboard, radiator.

**Bedroom One**

10' 8" x 8' 8" (3.25m x 2.64m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

**Bedroom Two**

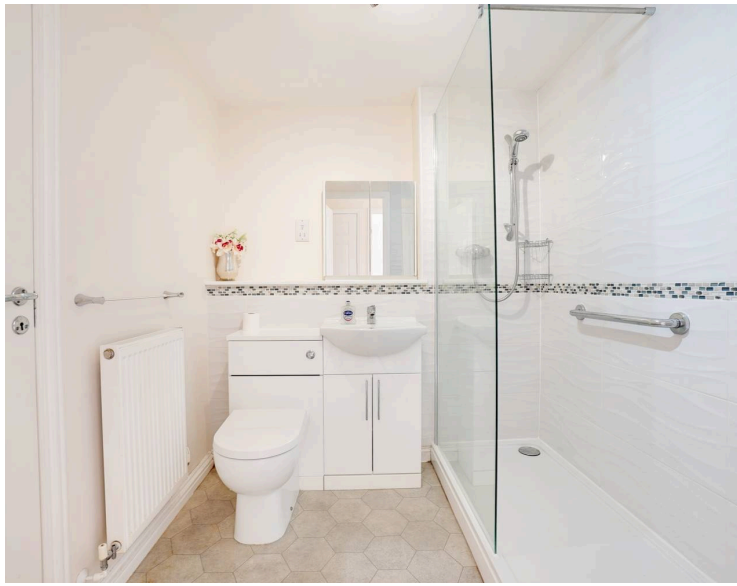
7' 4" x 7' 2" (2.24m x 2.18m)

With double glazed window to the front elevation, radiator.

**Shower Room**

7' 4" x 6' 8" (2.24m x 2.03m)

With walk-in shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, tiled floor, storage cupboard, radiator.



### **Lounge**

13' 11" x 12' 7" (4.24m x 3.84m)

With double glazed French doors to the rear elevation, electric fire with surround and hearth, radiator.

### **Kitchen**

10' 2" x 7' 3" (3.10m x 2.21m)

With double glazed window to the rear elevation, wall and base units with work surfaces over, stainless steel sink and drainer, integrated fridge and freezer, integrated washing machine, built-in oven and hob with extractor fan, storage cupboard housing gas boiler, part tiled walls.

### **Communal Garden**

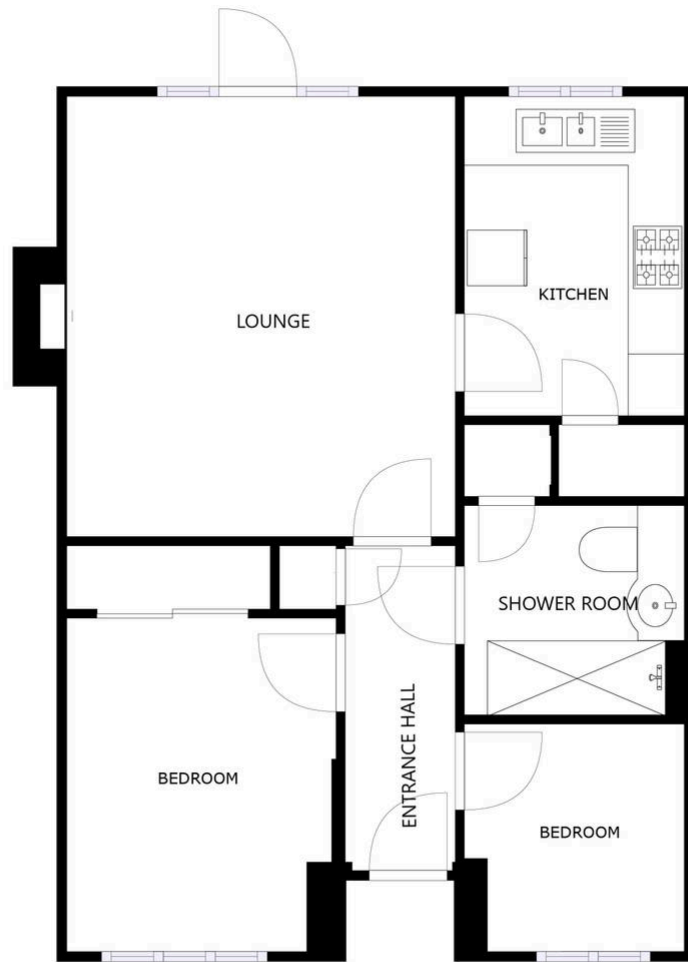
With small paved patio area, lawns.

### **Lease Details Current**

Ground Rent: £150 per annum

Current Service Charge: £175.73 per month

Length of Lease: 105 years remaining



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.