



70 Blount Road
, Thurmaston, LE4 8LJ

Offers In The Region Of £175,000



Attention first time buyers and investors! Set in the ever popular village of Thurmaston this mid town house is a must view for potential buyers. The accommodation briefly consist of entrance hall, a spacious lounge and a kitchen-diner to the ground floor. The first floor offers two good size bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, rear garden and a garage. Internal viewing is highly recommended.

- Ideal FTB-Buy2let
- Village Location
- Two Bedrooms
- Front & Rear Gardens
- Garage
- Gas Central Heating & Double Glazing
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band A



Location

Thurmaston is located around 3 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Churchill & Eastfield Infant Schools and The Roundhill Academy.



The Property

The property is entered via a double glazed door leading into.

Hall

5'4" x 5'1" (1.65 x 1.55)

With laminate wood floor, meter cupboard and door leading into.

Lounge

13'1" x 13'6" (3.99 x 4.14)

With stairs to the first floor, fire and feature surround.

Kitchen-Diner

13'6" x 8'11" (4.14 x 2.74)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a dish washer and washing machine, french doors leading on to the rear garden.

Bedroom One

10'4" x 10'6" (3.15 x 3.22)

With window to the front and a built in wardrobe.

Bedroom Two

11'5" x 7'6" (3.48 x 2.29)

Bathroom

6'11" x 5'6" (2.11 x 1.70)

Fitted with a three piece suite comprising, low level wc, pedestal basin and a bath with shower over.

Outside

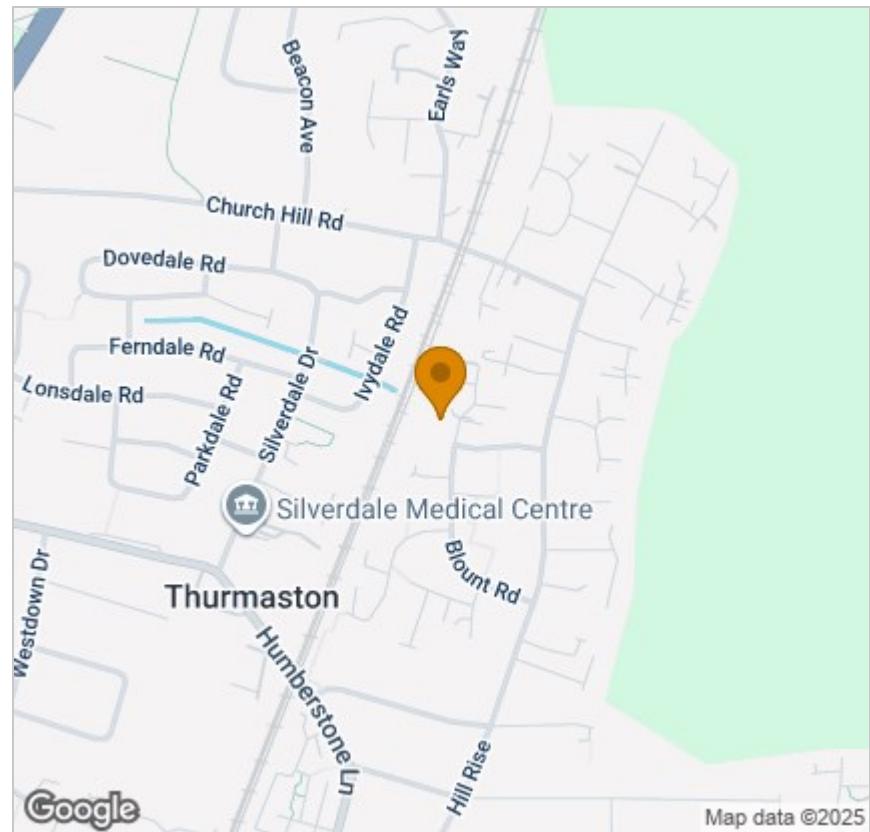
To the front of the property is lawned garden with paved pathway leading to the property.

To the rear is a garden with decked and paved areas and fenced boundaries.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC