



Profiles Estate Agents

## 20 The Cloisters, Wood Street

, Earl Shilton, LE9 7NP

Offers In The Region Of £135,000



A deceptively spacious immaculately presented, two bedroom, end town house. Ideally located within walking distance of all local amenities. Additional benefits of a modern fitted breakfast kitchen, luxury bathroom with shower, lounge, 2 good sized bedrooms and parking space, The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

### Ground floor reception hall 3'7" x 2'11" (1.10 x 0.88)

Having staircase to first floor.

### First floor landing 14'4" x 5'8" (4.39 x 1.74)

Having staircase to second floor, radiator, smoke alarm, and wall mounted gas fired condensing combination gas fired boiler (Ideal Instinct 24).

### Modern breakfast Kitchen (front) 14'0" x 5'2" (4.29 x 1.59)

Having stainless steel sink unit, range of attractive base and wall units (4 base and 4 wall) with under lighting, associated bevel edged work surfaces, breakfast bar, split level gas hob, electric (fan assisted) oven, extractor hood, PVCu double glazed window, central heating radiator, down lights to the ceiling, laminate floor, ceramic wall tiling, plumbing for washing machine,

### Lounge (rear) 10'3" x 10'9" (3.13 x 3.30)

PVCu double glazed window and central heating radiator.

### Second floor landing 7'1" x 3'8" (2.16 x 1.12)

Having roof void access.

### Bedroom 1 (rear) 10'9" x 9'11" (3.29 x 3.04)

PVCu double glazed window, fitted double wardrobe, range of wall units and radiator.

### Bedroom 2 (front) 7'6" x 10'9" (2.31 x 3.30)

Having fitted wardrobe with hanging rail, radiator and down lights to the ceiling.

### Luxury bathroom (side) 6'9" x 4'11" (2.07 x 1.52)

Having full suite in white comprising, panelled bath with mixer shower with a rainfall head, wash hand basin, low flush w.c, ceramic floor and wall tiling, chrome ladder style radiator and down lights to the ceiling.

### Outside

Having communal garden and parking space.

### General information

#### TENURE

We understand that the property is leasehold, however the purchasers solicitor should clarify this.

#### SERVICES

Mains services are connected to the property to include, electricity and water, and drainage.

#### FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

#### VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band: A.

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

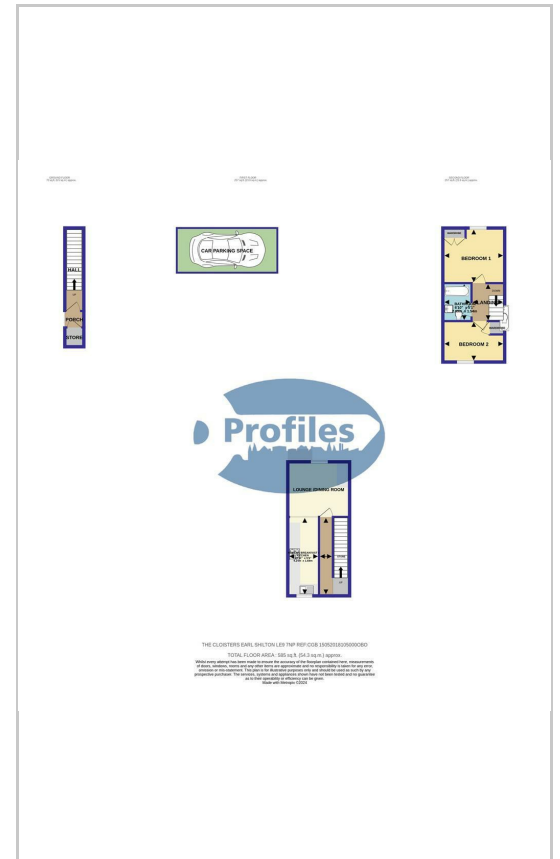
#### OFFER PROCEDURE

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

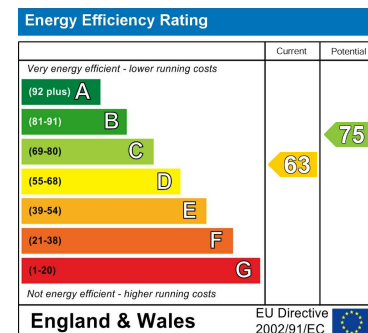
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>