

# Tellis Place

Measham, Swadlincote, DE12 7GZ



Modern two bedroom bungalow for the over 55's in this popular village location, offered for sale with no upward chain. It offers lovely living space with rear facing lounge having patio door out to south facing gardens, there is fitted breakfast kitchen and fitted shower room, recently carpeted and decorated.

£175,000



John German

This is a fabulous opportunity to acquire a two bedroomed modern bungalow for the over 55's set within the village of Measham, just a short walk from its many amenities.

The property has the benefit of gas fired central heating, double glazed windows and rear lawned south facing communal gardens, accessed directly from your own patio door.

Measham is a village in Leicestershire and is close to the Staffordshire and Derbyshire border, located just off the A42 Junction 11 south of Ashby-de-la-Zouch. The village lies at the heart of the National Forest and close to Willesley Grounds which has a fishing lake and scout campsite. The village has a busy High Street with many shops, an excellent local primary school and leisure centre.

The property sits back from the road with communal parking to the fore and lawned gardens with a pathway approach. Set beneath a canopy porch, the front entrance door opens into the central reception hallway where there is a boiler cupboard with inset Worcester gas fired central heating boiler. All doors lead off.

The property has the benefit of well proportioned breakfast kitchen fitted with base and wall mounted cabinets wrapping around the room with complimentary roll top work surfaces, integral gas hob and eye level oven, space for washing machine, ample space for a breakfast table, tiled flooring and a window overlooks the front aspect.

The rear lounge has a lovely position with a rear aspect through its sliding double glazed patio doors across the southerly facing communal gardens and the property benefits from its own patio area directly outside.

The bungalow comes with two bedrooms, bedroom two overlooks the front elevation with window and single radiator, and bedroom one lies to the rear of the property overlooking the garden and again has window and radiator.

The family bathroom is fitted with a tiled shower cubicle with mains shower above, pedestal wash hand basin, close coupled WC and extractor fan.

**Agents note:** Please note there is an annual charge of approximately £600 for the maintenance and upkeep of the gardens and communal areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Communal parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

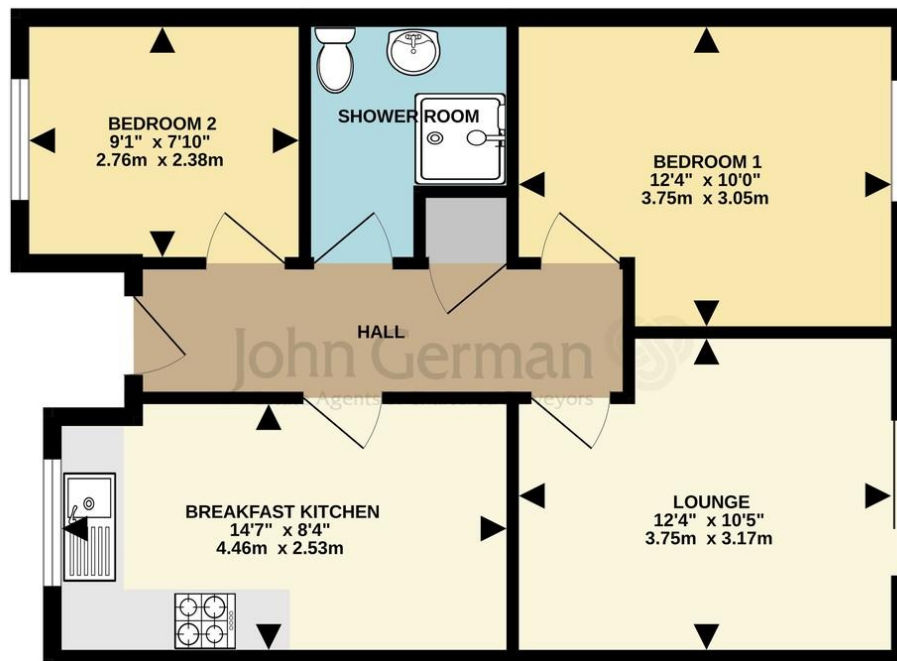
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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