12 Peggs Grange, Hugglescote

£105,000

12 Peggs Grange

Hugglescote

OFFERED WITH NO UPWARD CHAIN this two bedroom semi-detached bungalow for the over 55's being sold at 90% market value is within easy access of Coalville town centre. In brief the accommodation comprises entrance hall with spacious lounge and kitchen, inner hall giving access to two bedrooms and a wet room. Externally the property offers a driveway to the front along with low maintenance front garden along with a rear garden. Additional benefits include double glazing and electric storage heating system.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Off Road Parking
- Over 55's Development
- Two Bedroom Bungalow
- Close to Local Amenities
- Warden Assisted Services
- No Upward Chain

GROUND FLOOR

Entrance Hall
Having uPVC double glazed front access door with access to a cupboard.

Lounge
15' 10" x 10' 6" (4.83m x 3.20m)
Having uPVC double glazed window to front with electric storage heater and t.v point.

Kitchen
11' 6" x 7' 0" (3.50m x 2.13m)
Having a range of wall and base units, stainless steel sink and drainer with space and plumbing for appliances, electric storage heater, timber glazed access door to conservatory along with tiled splash back and free standing oven and grill with a four ring hob.

Conservatory
7' 4" x 6' 2" (2.24m x 1.88m)
Being of uPVC double glazed construction, tile effect vinyl flooring and having uPVC framed door accessing the rear garden.

Inner Porch
Having access to airing cupboard, storage cupboard and leads to all remaining rooms.

Bedroom
12' 8" x 9' 4" (3.86m x 2.85m)
Having uPVC double glazed window to front, electric storage heater and storage cupboard.

Bedroom
11' 6" x 6' 10" (3.51m x 2.08m)
Having uPVC double glazed window to rear and electric storage heater.

Wet Room
8' 1" x 5' 6" (2.46m x 1.68m)
Has a three piece suite with walk in shower unit with wall mounted shower, low level w.c, hand basin, electric storage radiator, double glazed uPVC opaque window, loft access, part tiled walls, extractor and floor drainage.

Lease/Charges Information
The lease is 99 years from 1996, 70 years remaining. Service charge £114.06 monthly which includes Alarm monitoring, audit fees, communal electric, gardening, maintenance, staff expenses, sewage/water expenses.

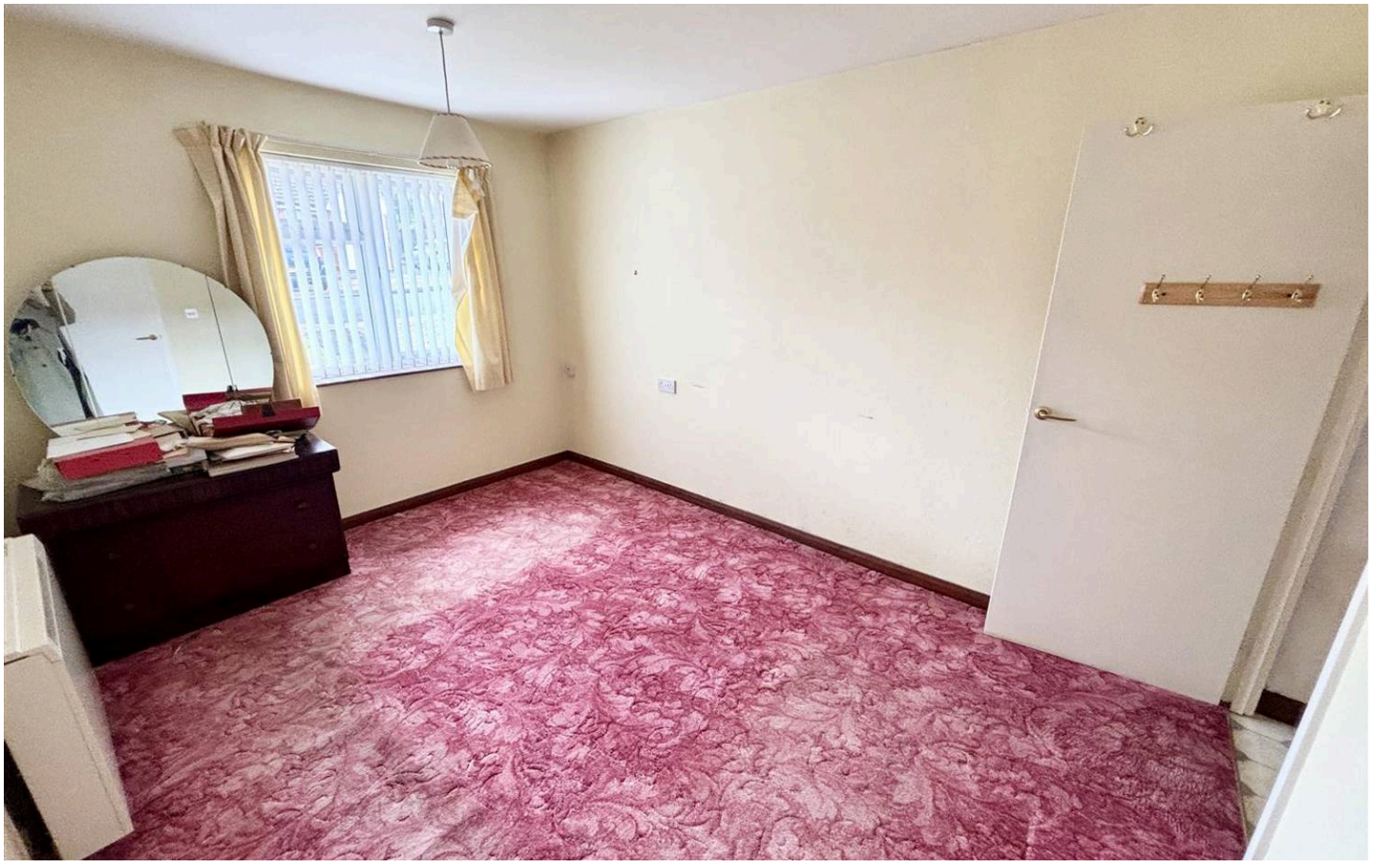
Rear Garden

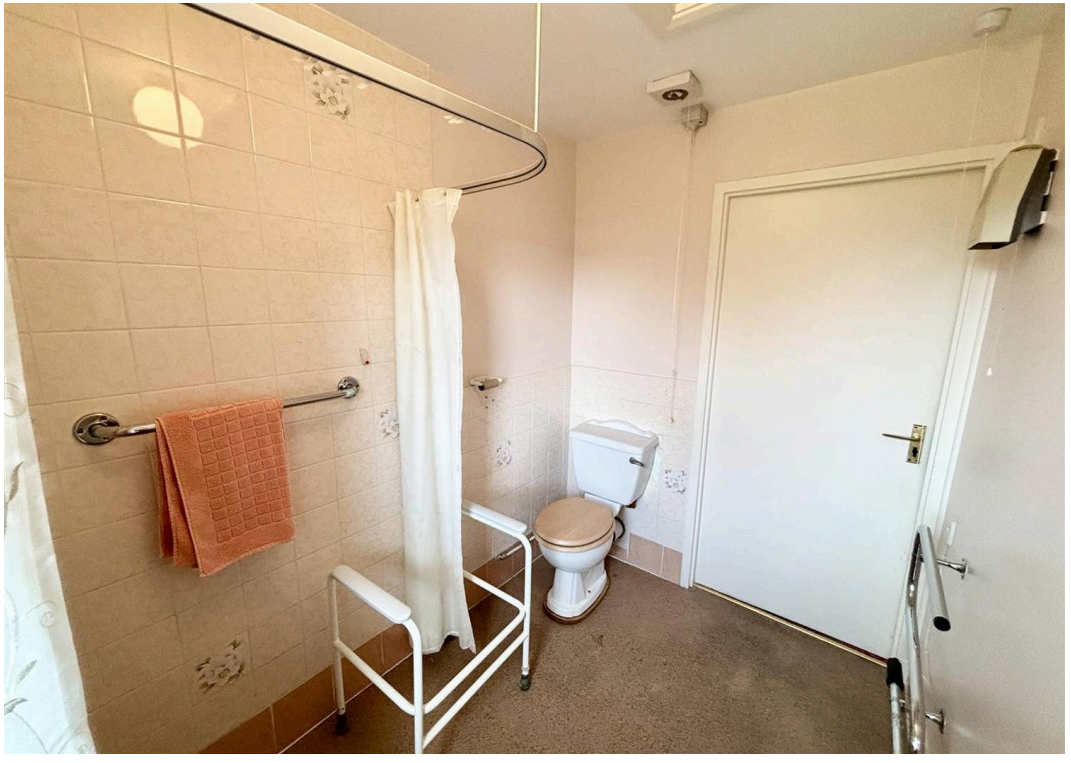
Having paved patio with timber built shed, lawn, pathways, borders with mature shrubs all enclosed by timber board fencing.

Front Garden

With a lawn area, a host of shrubs and gravelled areas along with tarmacadam pathways.

Driveway
Enjoying a block paved driveway offering off road parking





Ground Floor

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