ABODE
SALES & LETTINGS

Bosworth Road, Castle Donington, Derbyshire, DE74 2JN

£220,000



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****PERFECT OPPORTUNITY FOR AN INVESTOR OR FIRST TIME BUYER ****

Semi detached property benefitting from upvc double glazing and a gas heating system. In brief the property offers a hall, lounge, dining room and a kitchen. The first floor offers three good size bedrooms and a wetroom. Front and rear gardens. Sold for sale with no upward chain.

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HALL
Upvc double glazed entrance door into the hall, stairs to the first floor and a radiator.

DINING ROOM
Upvc double glazed window, radiator and a hatch to the kitchen.

LOUNGE
Upvc double glazed windows to the side and rear, radiator, storage cupboard and a gas fire.

KITCHEN
Fitted units with work surfaces and a sink drainer. Appliances can be included in the sale, upvc double glazed window and door into the garden.

FIRST FLOOR LANDING
Storage cupboard, loft access and upvc double glazed window.

BEDROOM I
Upvc double glazed window and a radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Upvc double glazed window and a radiator.

WET ROOM
Low flush wc, wash hand basin, shower, radiator and upvc double glazed window.

OUTSIDE
The front offers a lawn and side access to the rear garden offering a lawn, patio and Shed.

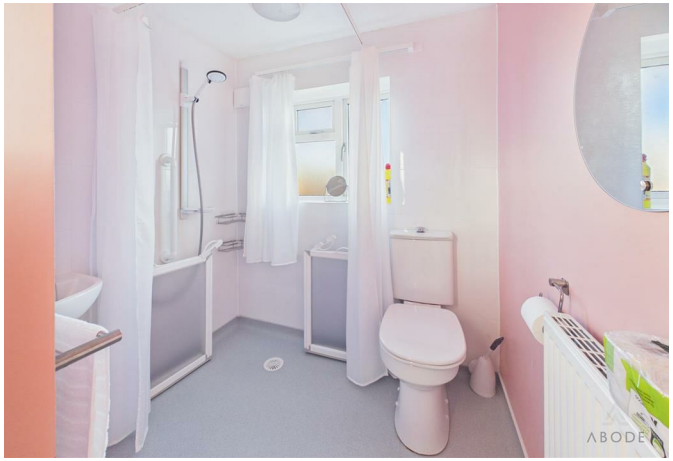








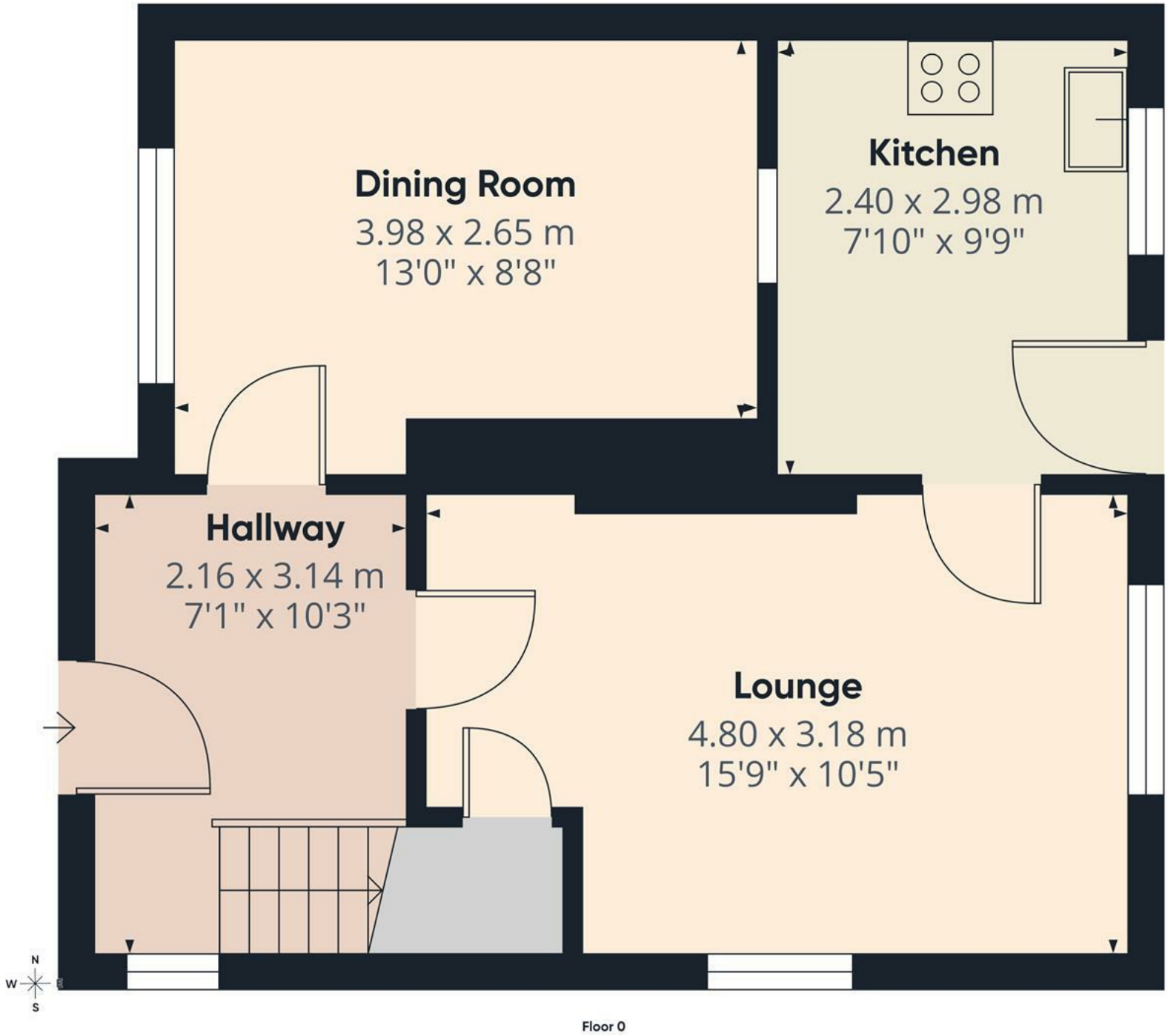












Floor 0

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Approximate total area(1)

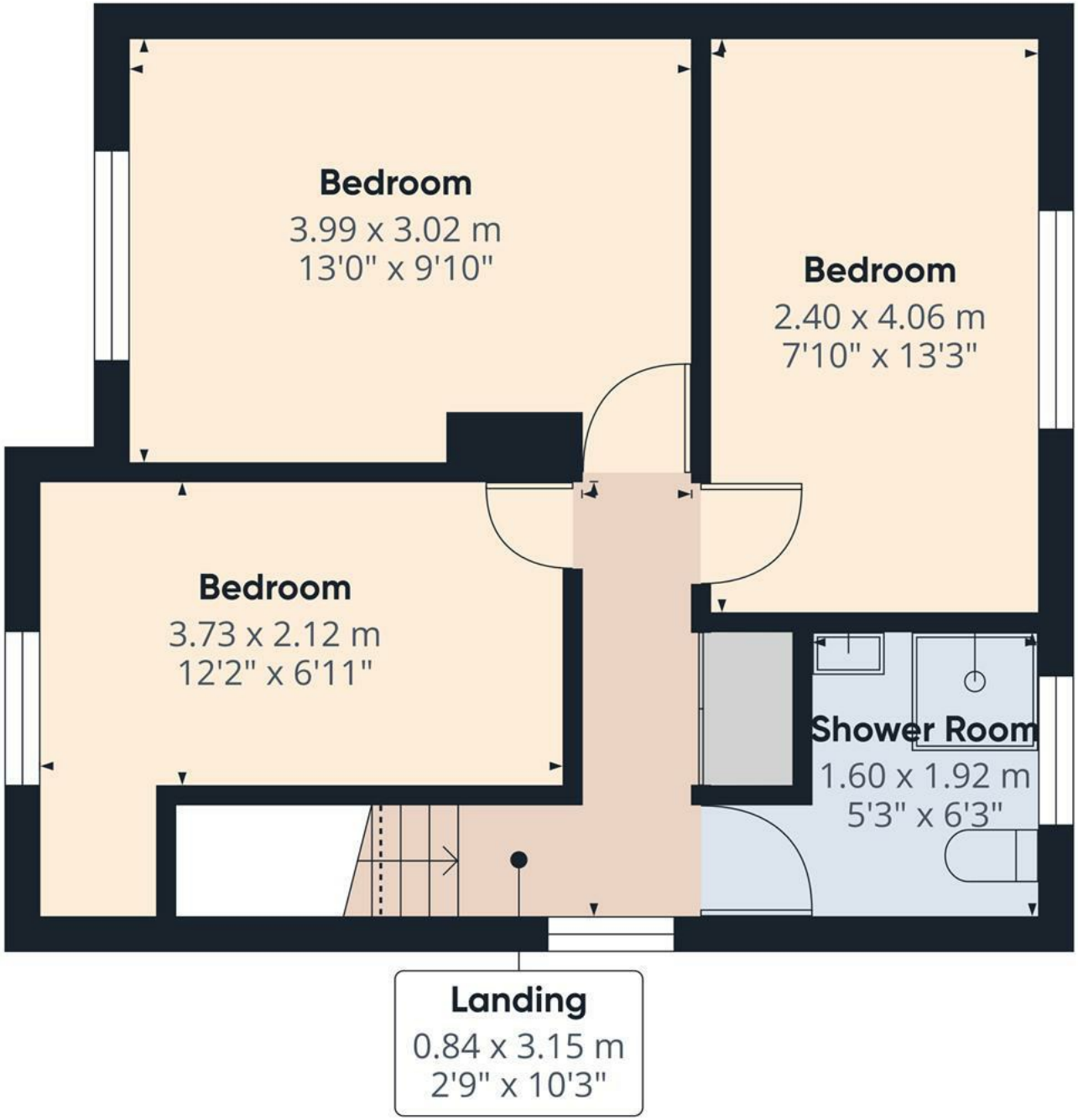
40.2 m²

434 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

37.8 m²

408 ft²

Reduced headroom

0.1 m²

1 ft²

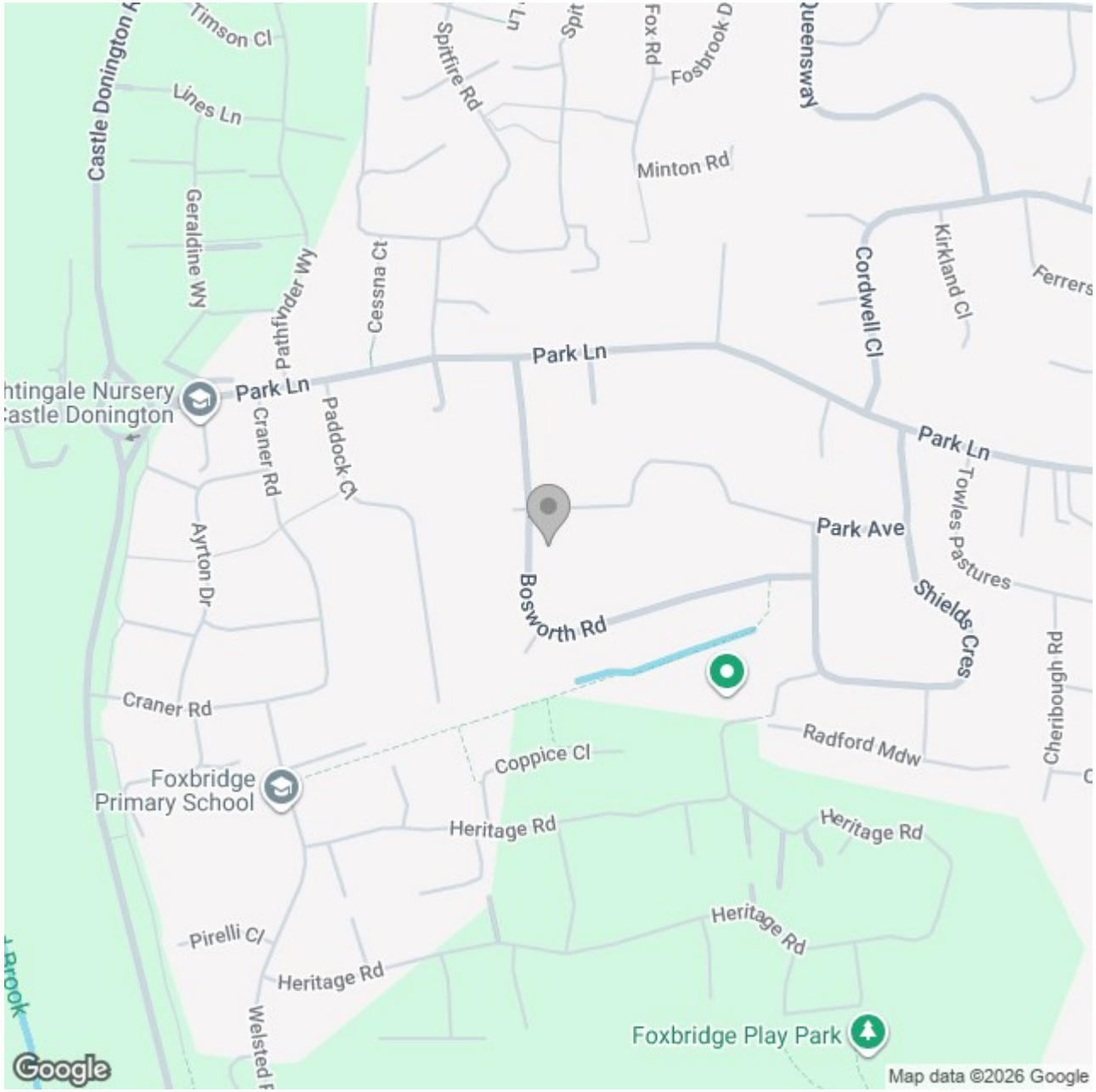
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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