Alexanders
MarketMakers.

Heath Road
Market Bosworth

- Two bedroom end townhouse
- Well-presented family living room
- Contemporary fitted kitchen
- Two bedrooms and a family bathroom
- Low maintenance lawned rear gardens
- Off-road parking for two vehicles
- Beautiful countryside views to rear
- EPC Rating D / Council Tax Band B / Freehold

Located within the desirable market town of Market Bosworth, this modern two bedroom home offers neatly arranged accommodation together with off-road parking for two vehicles. The property enjoys a pleasant position within easy reach of the villages amenities.

The accommodation comprises of a comfortable living room, providing an inviting reception space. To the rear, a contemporary fitted kitchen is arranged with a range of wall and base units and leads through to a spacious conservatory. Overlooking the garden and offering direct access outside, this versatile additional reception area enhances the ground floor layout and provides flexible living space.

To the first floor are two bedrooms and a three-piece family bathroom.

Externally, the enclosed rear garden is laid to a combination of paving and lawn, incorporating a seating terrace and garden shed. To the front, there is off-road parking for two vehicles.

Market Bosworth offers a range of independent shops, cafés, schooling and everyday services, with convenient access to the A447, A444 and nearby A5, linking to the M1 and M42 for commuting.

Agents Note
The photos used are from a historic tenancy.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

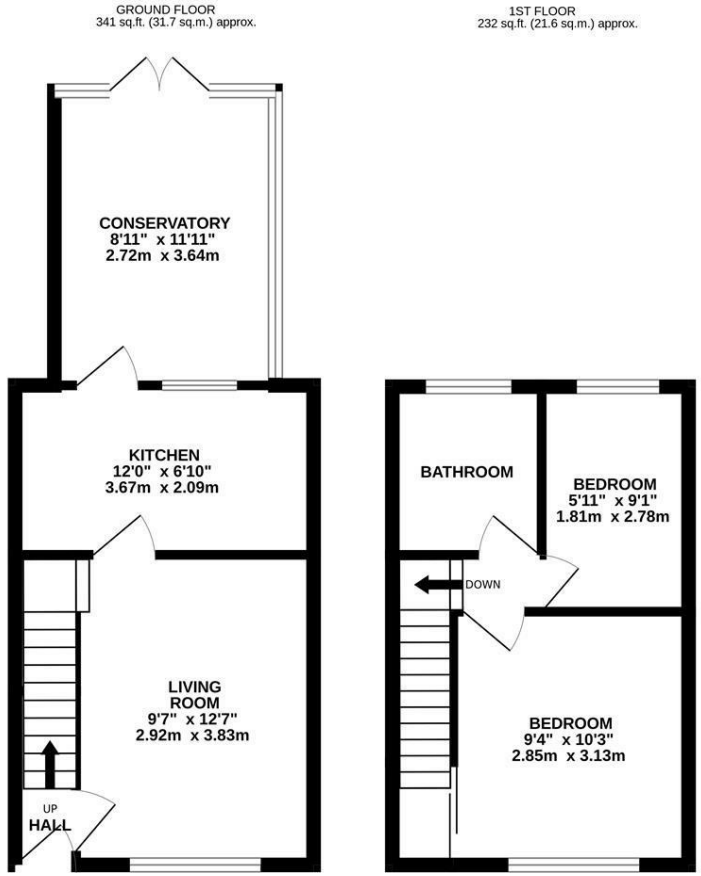
Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

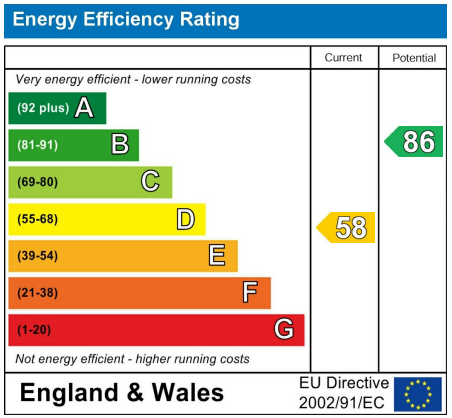
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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