



9 Eaton Court, Eaton, NG32 1SP

 **NEWTON FALLOWELL**



Key Features

- Semi-Detached Bungalow
- Over 60's only
- Two Bedrooms
- Conservatory
- Living Room
- Kitchen & Conservatory
- Allocated Parking
- No Upward Chain
- EPC Rating D
- Leasehold

Guide price £110,000





Parking Arrangements: Allocated Off-Road Parking
Windows: Double Glazed
Heating: LPG central heating
Vendors Position: No Upward Chain
Garden Orientation: East
EPC Rating: D
Council Tax Band: B
Total Living Space: Approx 635 sq ft

Situated in the village of Eaton in the heart of the idyllic Vale of Belvoir is this two bedroom semi-detached bungalow built exclusively for the over 60's. Offered for sale with no upward chain and in need of some updating, the accommodation comprises in brief, entrance hall, living room, kitchen, conservatory, two bedrooms and a shower room. There are communal grounds and allocated parking in the car park adjacent to the bungalow with a private paved rear garden. (No pets are allowed on the complex except service dogs).

Accessed via a double-glazed door into the entrance hall having a useful cloaks cupboard and loft access. The living room has a 'walk-in' square bay window to the front aspect, radiator, TV point, wall lights, electric storage heater and door leading through to the galley style kitchen having wall and base units, roll top work surfaces, sink and drainer, integrated electric oven and gas hob (LPG), space and plumbing for a washing machine, wall mounted Worcester central heating boiler, double glazed window to the rear aspect and part glazed door through to the conservatory. A nice addition to the property with dwarf brick wall, double glazed windows, apex roof and French doors opening on to the enclosed paved garden. From the hallway are doors off to two bedrooms and a shower room having a three-piece suite comprising a low flush WC, wash hand basin and a double shower cubicle, electric storage heater and tiled floor.





There is allocated parking for one car adjacent to the bungalow, communal grounds and a private paved rear garden with conifer hedging, mature shrubs and bushes.

The property is Leasehold with a service charge of approximately £17.00 per week which includes ground rent, building insurance and maintenance. The Lease runs from 1989 for 125 years.



Entrance Hall

Lounge/Diner 4.48m x 4.14m (14'8" x 13'7")

Kitchen 4.31m x 1.86m (14'1" x 6'1")

Conservatory 3.45m x 2.26m (11'4" x 7'5")



Bedroom One 2.78m x 3.58m (9'1" x 11'8")

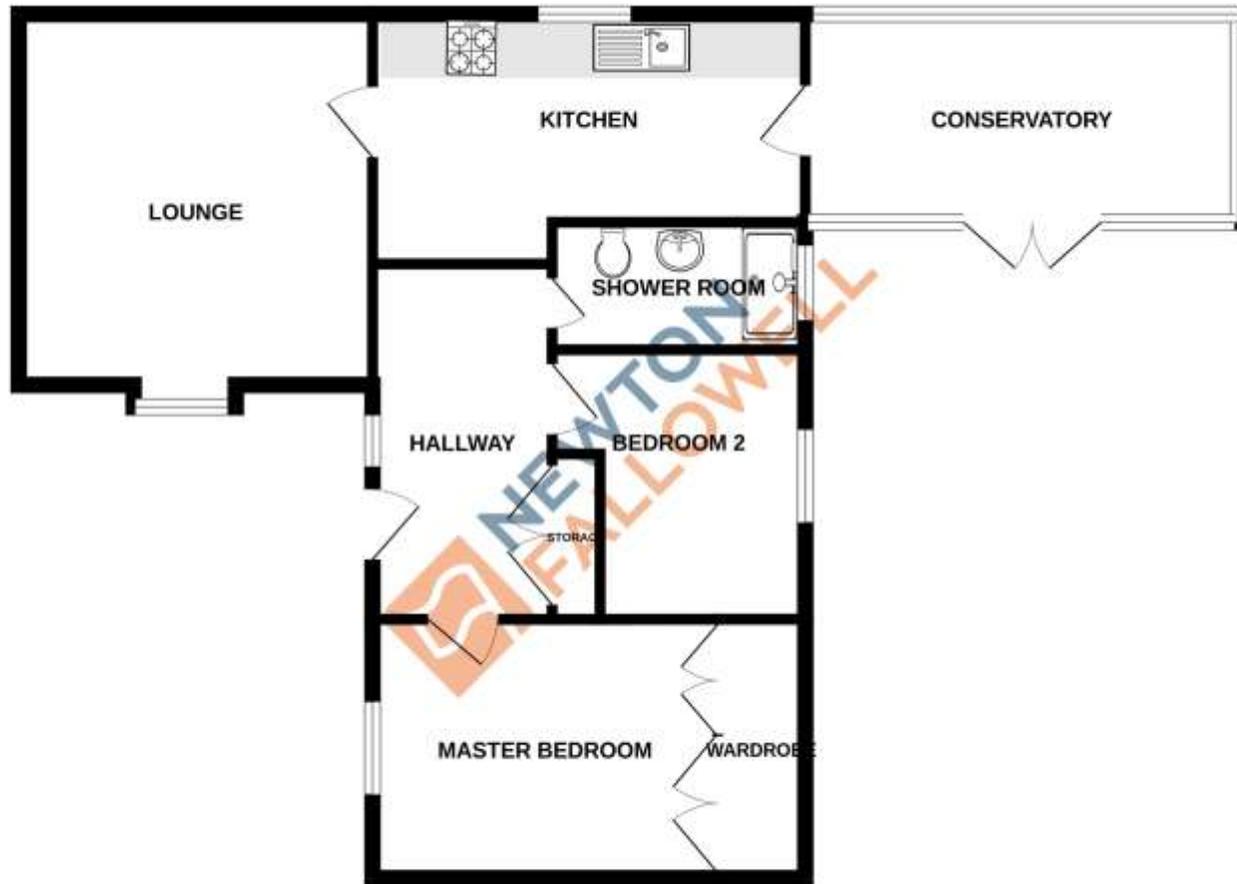
Bedroom Two 2.68m x 2.3m (8'10" x 7'6")

Shower Room 1.64m x 2.66m (5'5" x 8'8")





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.