


1 Godsons Hill,
Market Bosworth,
, CV13 0PD

£252,500

GENERAL







## Entrance Hallway
With doors off to all principal accommodation. Radiator.

## Living Room
With a window to the front aspect, feature fireplace and a radiator.

## Kitchen
With dual aspect windows and a door to the rear garden, the kitchen is fitted with a range of eye level and base level storage units with work surfaces over and tiled splashbacks. There is space / plumbing for a range of kitchen white goods and a radiator.

## Bedroom
With a window to the rear aspect, radiator.

## Bedroom
With a window to the front aspect, radiator.

## Shower Room
With am obscured window to the rear aspect, fitted with a low level w/c, wash basin and walk-in shower enclosure. Radiator.

## Outside
The enclosed rear garden is laid largely to lawn with surrounding borders and a paved patio area. To the side of the property is driveway parking and access to the garage.

## Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

## Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

## Thinking Of Selling?
As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

## Notes For Purchasers
Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

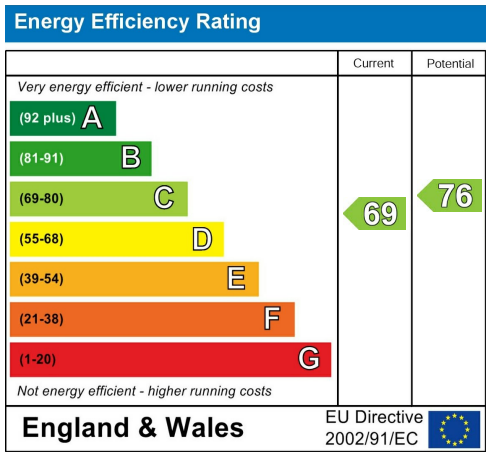
(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## Opening Hours
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed



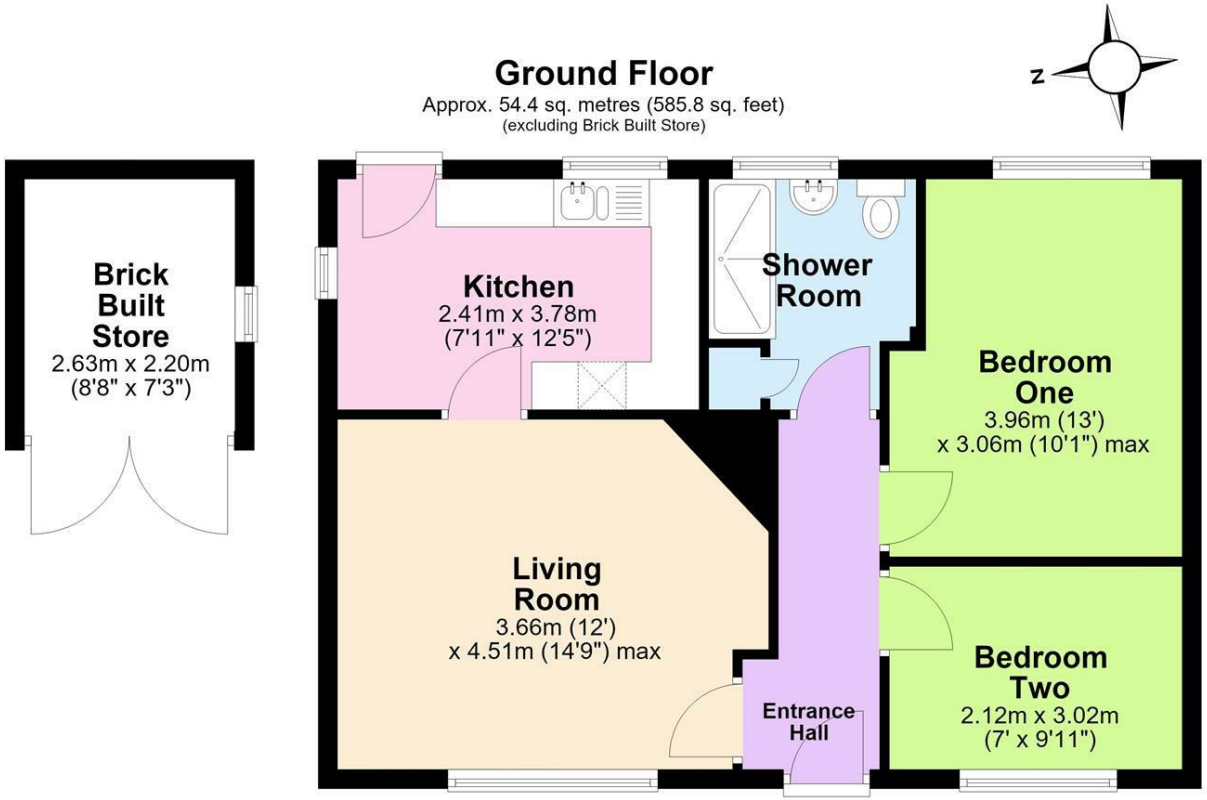






## Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)
(excluding Brick Built Store)




Total area: approx. 54.4 sq. metres (585.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

The Property Ombudsman

**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk