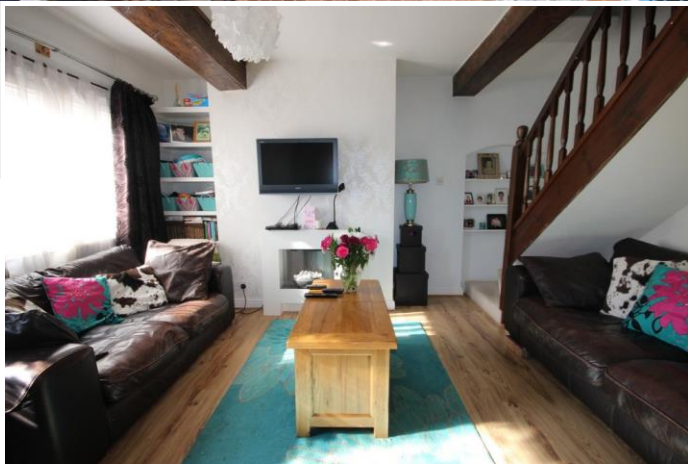


Leicester Road Measham, Derbyshire, DE12 7JG

£80,000



An ideal buy-to-let investment opportunity is this traditional grade II listed two bedroom end of terraced home. Occupying a prominent position within the heart of the village centre this property is offered to the market with no upward chain and the accommodation is set over three floors.

Distinctly

John German 

Occupying a prominent position within the heart of Measham village centre is this grade II listed traditional two bedroom end of terraced home which affords a well-proportioned interior over three floors. Available with immediate vacant possession.

Internally the property enjoys a front lounge, cellar and kitchen, to the first floor bedroom one and bathroom and to the second floor bedroom two.

Outside there is a communal garden shared with the adjoining property and parking is on the street.

Measham is a village in Leicestershire and is near to the Staffordshire and Derbyshire border, located just off the A42 just south of Ashby de la Zouch. The village has many excellent local amenities contained therein including shops catering for day to day needs, a highly regarded local primary school, recreational amenities, centres of employment and frequent public transport services. Measham enjoys an accessible location being on the door step to the scenic National Forest which has been carefully cultivated over the last 25 years with its many

country walks and cycle tracks and of course Conkers visitors centre. Measham is also on the door step to the M42 linking in perfectly both many East and West Midland's conurbations and local airports at East Midlands and Birmingham.

Tenure;

Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services;

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites

www.environment-agency.co.uk

www.nwleics.gov.uk/pages/planning



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





EPC Not Required – Grade II Listed



John German

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Ashbourne Ashby de la Zouch Barton under Needwood
Burton upon Trent East Leake Lichfield Loughborough
Stafford Uttoxeter West Bridgford London