ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

8 Halford Road, Kibworth Beauchamp, LE8 0HN

£225,000

Centrally situated in an established part of this popular, and picturesque, small town is this well presented bay fronted period terraced home. The property has been sympathetically refurbished by the current owners and would be ideal for a first time buyer or 'Buy To Let' investor. The gas centrally heated and double glazed accommodation comprises: Lounge, dining room, kitchen, landing, two double bedrooms and modern bathroom. Outside the rear garden extends approximately 80' in length and there is an outside utility store.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Lounge 12'3" x 10'5" plus bay window (3.73m x 3.18m plus bay window)

Accessed via composite front door with opaque double-glazed panels. Double-glazed bay window to front elevation. Television point. Dado and picture rails. Fitted base meter cupboard. Radiator and doorway to inner lobby.

(Lounge Photo Two)

Inner Lobby

Door to spacious under-stairs storage cupboard. Doorway to dining room.

Dining Room 12'4" x 10'11" (3.76m x 3.33m)

Doorway to stairs. Radiator. Dado and picture rails. Double-glazed window to rear. Built-in storage cupboards. Opaque glazed door to kitchen.

(Dining Room Photo Two)

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Kitchen 7'8" x 7'5" (2.34m x 2.26m)

Fitted base and wall units. Laminated work-surfaces and splash-backs. Fitted oven and four-ring gas hob with extractor fan over. Space and point for under-counter refrigerator. Enameled sink and drainer. Wood effect vinyl flooring. Radiator. Double-glazed window to rear elevation. Opaque double-glazed door to rear garden.

(Kitchen Photo Two)

Bedroom One 12'3" x 10'6" (3.73m x 3.20m)

Double-glazed window to front elevation. Built-in wardrobe. Radiator. Television point.

(Bedroom One Photo Two)

Landing

Radiator. Doors to rooms.

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Bedroom Two 10'11" x 9'5" (3.33m x 2.87m)

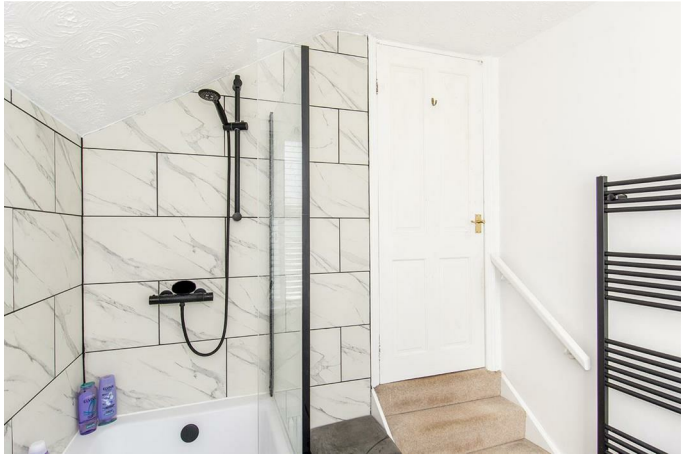
Double-glazed window to rear elevation. Radiator.

(Bedroom Two Photo Two)

Bathroom

L-shaped bath with mains shower fitment over and fixed Perspex screen. Wash hand basin with vanity unit below. Low-level WC. Complementary tiling. Heated towel rail. Tile effect vinyl flooring. Opaque double-glazed window.

(Bathroom Photo Two)



Outbuildings

Utility Cupboard (5'4" x 4'10" (1.63m x 1.47m)) - Accessed from rear garden. Space and plumbing for automatic washing machine. Power, lighting and wall mounted gas-fired combination central heating boiler.
Brick Store (4'10" x 3'0" (1.47m x 0.91m))

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Rear Garden

Extending approximately 80' and laid mainly to lawn with paved patio area and further graveled area. Enclosed by timber lap fencing and hedging. Timber garden store to rear. Gated pedestrian access.

(Rear Garden Photo Two)

(Rear Aspect Photo)

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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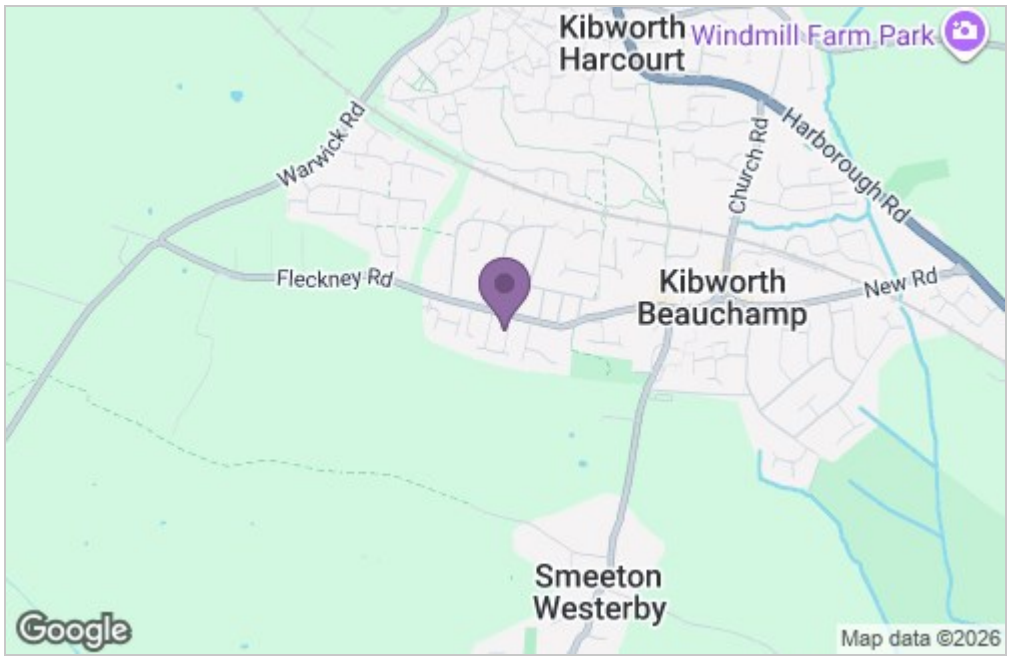
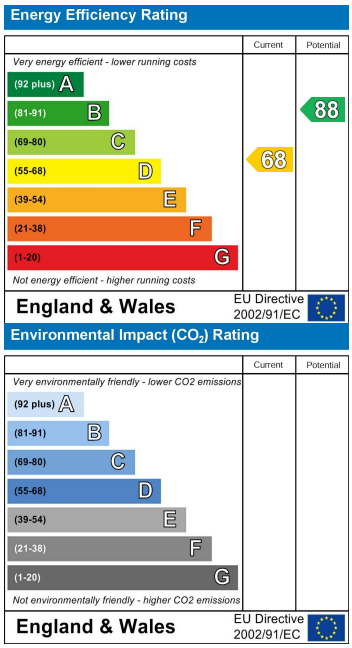
Floor Plan

Total area: approx. 72.5 sq. metres (780.6 sq. feet)

Area Map



Energy Efficiency Graph



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