



- INVESTMENT OPPORTUNITY
- TWO SEMI-DETACHED BUNGALOWS
- EDGE OF OLD THURMASTON
- COUNCIL TAX 626A - D
- COUNCIL TAX DOROTHY AVENUE 2B - C

- PORTFOLIO OF FOUR BUNGALOWS
- TWO DETACHED BUNGALOWS
- COUNCIL TAX 626 - C
- COUNCIL TAX DOROTHY AVENUE 2A - C

Price guide £780,000



A portfolio of four Bungalows Two being detached and Two being Semi-Detached Bungalows. All are to be sold with the existing long standing tenants. The Bungalows are all heated via electric storage heaters and benefit from off road parking and garages. This fantastic investment opportunity resides on the edge of Old Thurmaston which provides easy access to local amenities.

The Two Semi-Detached Bungalows are located on Melton Road whilst the two Detached Bungalows are located on Dorothy Avenue.

Further details in terms of how much each tenant pays is available upon request.

626 MELTON ROAD

Living Room

3.70 x 3.65 - Rear facing lounge dining room with patio doors overlooking the rear enclosed garden.

Kitchen

3.19 x 2.60 - Kitchen with various units and some fitted appliances with back door leading to the rear garden.

Bathroom

2.10 x 1.86 - Shower room offering a cubicle shower, wash hand basin and W/C.

Master Bedroom

3.40 x 2.95 - Front facing Master bedroom which is a double in size.

Bedroom 2

2.89 x 2.48 - Bedroom 2 which is front facing and a double in size, over looking the front garden area.

Garage

The Single garage has an up and over door.

626A MELTON ROAD

Lounge

3.70 x 3.65 - Rear facing lounge dining room with patio doors over looking the rear garden.

Kitchen

3.19 x 2.60 - Kitchen with various units and fitted appliances with back door leading to the rear garden.





Shower Room

2.10 x 1.86 - Shower room offering cubicle shower, wash hand basin and W/C.

Master Bedroom

3.40 x 2.95 - Front facing Master bedroom which is a double in size.

Bedroom

2.89 x 2.48 - Bedroom 2 which is also a double in size and offers a bright and spacious bedroom offering.

Garage

Single garage which has an up and over door.

2A DOROTHY AVENUE

In short the property has the main living quarters consisting of lounge/diner to the rear of the property overlooking the rear, enclosed garden, a rear facing kitchen with selected built in appliances.

Both bedrooms are a double in size and are located at the front of the property overlooking the front garden area. Finally, a shower room is nestled within the centre of the property and consists of cubicle shower, W/C and wash hand basin.

In addition to living space provided, the bungalow also comes with a detached single garage.

2B DOROTHY AVENUE

In short the property has the main living quarters consisting of lounge/diner to the rear of the property overlooking the rear, enclosed garden, a rear facing kitchen with selected built in appliances.

Both bedrooms are a double in size and are located at the front of the property overlooking the front garden area. Finally, a shower room is nestled within the centre of the property and consists of cubicle shower, W/C and wash hand basin.

In addition to living space provided, the bungalow also comes with a detached single garage.

THURMASTON

Thurmaston is located approximately three and a half miles north of Leicester city centre and offers ease of access to the M1/M69 motorway networks via the A46 Western bypass, local shopping and schooling found at nearby Thurmaston and Syston villages.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

