



62 Church Street, Burbage, LE10 2DE
£199,000 Freehold


MARTIN & CO

Church Street, Burbage

2 Bedrooms, 1 Bathroom

£199,000

- BURBAGE VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- LOUNGE WITH SOLID FUEL BURNER
- DINING ROOM AND KITCHEN AREA
- TWO DOUBLE BEDROOMS
- BATHROOM AND SEPERATE WC
- GAS CENTRAL HEATING

FULL DESCRIPTION NO CHAIN! A HISTORIC TWO BEDROOM MID TERRACED HOME IN BURBAGE VILLAGE. Comprising front and rear reception room, kitchen, two double bedrooms, WC and bathroom. Gas central heating and partial double glazed. Shared rear garden. IDEAL FOR FIRST TIME BUYERS.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE Composite entrance door with double glazed panel above to lounge

LOUNGE 16' 10" x 10' 11" (5.139m x 3.346m) Double glazed window to front, feature fireplace with solid fuel burner, double glazed window to front, two radiators, alcove cupboards, door to dining room.

DINING ROOM 16' 10" x 10' 11" (5.139m x 3.350m) Feature brick fireplace, alcove cupboards and shelving, window to rear, three wall lights, spiral staircase to first floor, access to kitchen area. Fitted with a matching range of base, wall and drawer units with roll top work surfaces above and inset sink unit with mixer tap, built in electric oven with four ring gas hob and extractor hood above, storage cupboard, panel glazed window to side, ceramic tiled floor, double glazed door to rear courtyard, washing machine, fridge freezer

LANDING Double glazed window to rear, wall mounted gas boiler, access to roof space, shelving.

BEDROOM ONE Panel glazed window to front, radiator, storage cupboard.

BEDROOM TWO 10' 10" x 9' 2" Max (3.327m x 2.806m) Double glazed window to rear, storage cupboard, radiator.

BATHROOM 11' 0" x 5' 4" (3.373m x 1.627m) Corner panelled bath with mixer tap and shower over attachment, shower cubicle with electric shower unit, wash hand basin with vanity drawer unit and cupboard below. heated hand towel rail, part tiled walls, obscure panel glazed window.

WC 4' 6" x 4' 0" (1.377m x 1.221m) Low level WC, sink unit with mixer tap, airing cupboard.

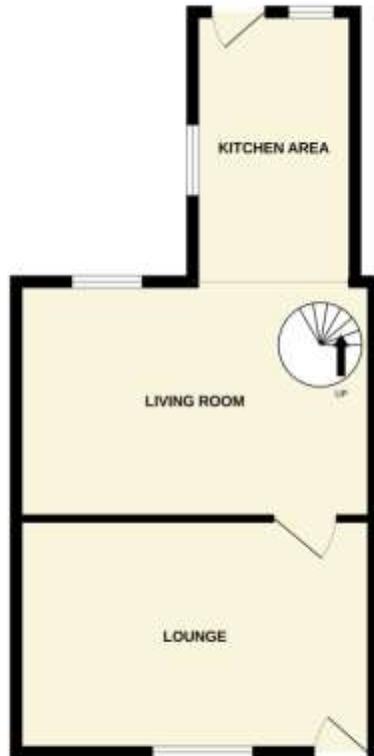
OUTSIDE There is a shared courtyard to the rear of the property.







GROUND FLOOR



1ST FLOOR



*While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and all 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 here are not shown based on guarantee as to their operability or efficiency can be given.
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