



FREEHOLD STREET QUORN, LE12 8AY

£230,000
FREEHOLD

This lovely terrace house in the SOUGHT AFTER VILLAGE OF QUORN is one not to be missed! This lovely home has a LOUNGE, DINING ROOM and RECENTLY REFITTED KITCHEN to the ground floor, whilst upstairs provides TWO BEDROOMS and RECENTLY REFITTED SHOWER ROOM, all benefiting from PVCu DOUBLE GLAZING and recently installed GAS CENTRAL HEATING. This LITTLE BEAUTY is ready when you are, to move in, unpack and enjoy life in this highly regarded village.

 EDWARDS
SALES AND LETTINGS

FREEHOLD STREET

TWO BEDROOMS | LOUNGE |
SEPARATE DINING ROOM | |
RECENTLY REFITTED KITCHEN |
RECENTLY REFITTED SHOWER ROOM |
PVCu DOUBLE GLAZING | GAS
CENTRAL HEATING |



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ENTRANCE

Door into living room.

LIVING ROOM

11' 5" x 11' 4" (3.48m x 3.45m) PVCu double glazed window to front elevation, built in storage cupboard housing meters, radiator, laminate flooring and door into inner hallway.

INNER HALLWAY

Continuation of laminate flooring, stairs off to first floor and further door into dining room.

DINING ROOM

11' 4" x 11' 3" (3.45m x 3.43m) PVCu double glazed window to rear elevation, continuation of laminate flooring, under-stairs cupboard and door to kitchen.

KITCHEN

13' 2" x 5' 8" (4.01m x 1.73m) Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer unit, space for fridge freezer, integrated electric oven, built in ceramic hob, stainless steel extractor hood, integrated

dishwasher, PVCu double glazed windows to rear and side elevations and external door to side elevation.

LANDING

Over-stairs storage cupboard and doors to both bedrooms and bathroom.

BEDROOM ONE

11' 5" x 11' 4" (3.48m x 3.45m) PVCu double glazed window to front elevation and radiator.

BEDROOM TWO

8' 2" x 8' 1" (2.49m x 2.46m) PVCu double glazed window to rear elevation and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin with storage beneath and corner shower cubicle, tiled flooring, chrome ladder radiator, additional radiator and PVCu double glazed window to rear elevation.

OUTSIDE

To the rear of the property is a lawn garden enclosed by wooden fencing and hedging.

GENERAL NOTES

Please contact us to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions

for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

FREEHOLD STREET







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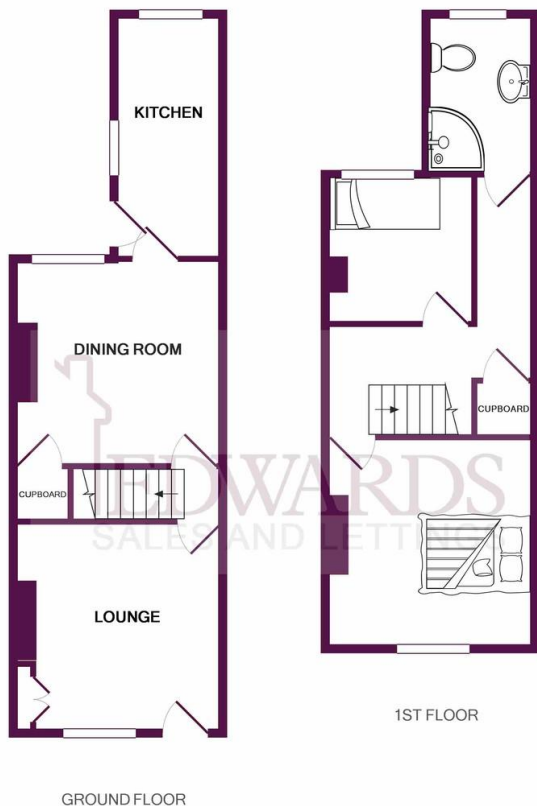
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold



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
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements