FREEHOLD

Bungalow - Semi Detached (EPC Rating: D)

# AMBERLEY CLOSE, THURMASTON, LEICESTER, LE4 8HW

## GUIDE PRICE:

# £220,000

SETHS

3 1 1 D

# 3 Bedroom Bungalow - Semi Detached located in Leicester

***** SALE BY MODERN AUCTION 3 BEDROOM SEMI DETACHED BUNGALOW - RUSHEY MEAD *****

**An opportunity awaits in the popular Rushey Mead area, ideal for first-time buyers. This recently refurbished 3-bedroom semi-detached bungalow offers comfortable living with convenient amenities nearby.**

**The property features a spacious driveway accommodating up to 2 vehicles. Inside, you'll find three well-appointed bedrooms, an open-plan kitchen lounge, and a family bathroom.**

**Outside, the property boasts an ample garden space along with a garage that includes a workshop area. Contact us today to arrange a viewing and discover the potential this property holds.**

**This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd).**

**The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of**

## ENTRANCE HALL
uPVC door leading outside, tiled flooring, access to bedrooms 1 and 2, bathroom, and lounge, loft access, tiled flooring.

## LOUNGE AND KITCHEN
18'3" x 10'2"
Tiled flooring, radiator, base and eye level units, integrated four-ring induction cooker with oven and extractor over, stainless steel sink, uPVC double doors leading to garden.

## BEDROOM 1
13'10" x 9'8"
Laminate flooring, double-glazed window facing the front aspect, radiator.

## BEDROOM 2
13'0" x 8'5"
Laminate flooring, radiator, double-glazed window facing the front aspect

## BEDROOM 3
9'10" x 7'9"
Laminate flooring, radiator, double glazed window facing the front-rear aspect.

## BATHROOM
Tiled flooring, tiled walls, standing shower unit with mixer shower, toilet, wash hand basin, standing radiator, double glazed window facing the double glazed window facing the side aspect.

## OUTSIDE
To the front, outside the property accommodates a slabbed front garden with a drive allowing parking for vehicles, up and over the door leading to a garage, side access via a metal gate providing access into the property and leading to the rear, The garden features ample space with slabbed patio area and grass lawn, secluded by a combination of metal fencing and shrubs.

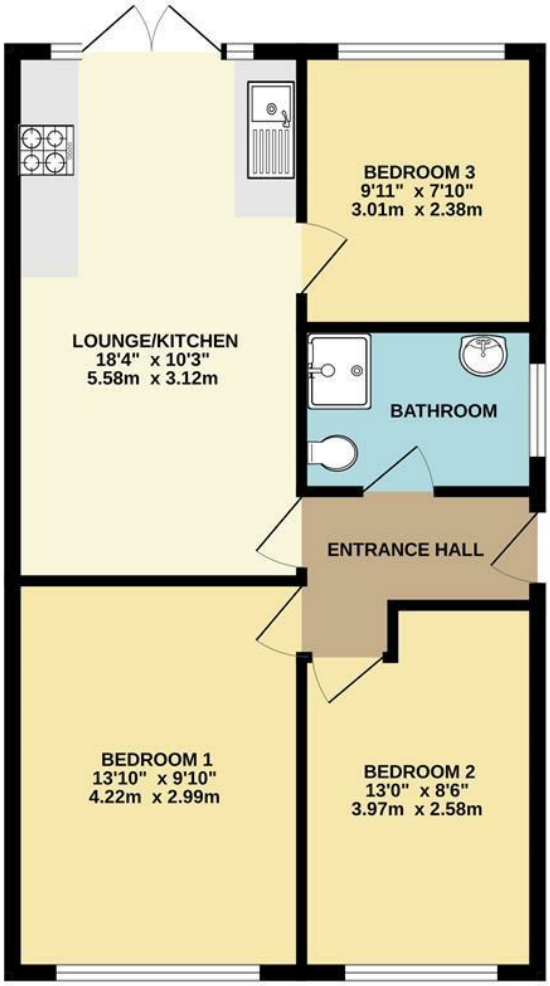
## GARAGE
Single garage with up-and-over door and space for one car, workshop, electrics and lighting.

## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1789.95
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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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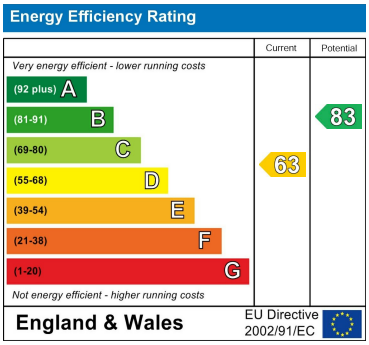
Council Tax Band

B

Energy Performance Graph

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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 are advised to recheck the measurements.

SETHS