



18 RYE HILL AVENUE
LUTTERWORTH

*****50% Shared Ownership*****

"What a great opportunity to purchase a 50% share of this semi-detached home! With it's cul-de-sac location, attractive garden and kitchen/diner, this property is likely to be snapped up very soon so do not delay in viewing. The accommodation consists of an entrance porch, lounge, kitchen/diner, first floor landing with two bedrooms and bathroom. To the front is a driveway affording ample off road parking. Whilst to the rear, the garden includes a lawned area, shingle beds, railway sleeper steps, shrub planting to borders and garden shed." EPC = C

50% SHARED OWNERSHIP £120,000

18 Rye Hill Avenue, Lutterworth

GROUND FLOOR

Entrance Porch

Entrance door with glazed semi-circular design to front aspect, uPVC double glazed window to side aspect, communicating door to:

Lounge 4.69m (15'4") x 2.81m (9'3")

uPVC double glazed window to front aspect, wall mounted gas fire, stairs rising to first floor, undertairs storage cupboard, two radiators, television aerial point, telephone point, communicating door to:

Kitchen/Diner 3.65m (12') x 2.66m (8'9")

Fitted with a range of wall and base level units with work surfaces over, sink and drainer unit, tiling to water sensitive areas, space for cooker, washing machine, tumble dryer or dishwasher and fridge, extractor fan, wall mounted 'Worcester Bosch' gas central heating combination boiler, radiator, uPVC double glazed window to rear aspect, double glazed door to rear aspect.

FIRST FLOOR

Landing

Built in storage cupboard, loft access, communicating doors.

Bedroom One 3.24m (10'8") x 2.68m (8'9")

Two uPVC double glazed windows to front aspect, radiator.

Bedroom Two 2.57m (8'5") x 2.14m (7')

uPVC double glazed window to rear aspect, radiator.

Bathroom

Fitted suite comprising low level flush w.c., pedestal wash hand basin, panelled bath with glass shower screen and electric shower over, tiling to water sensitive areas, extractor fan, radiator, obscure uPVC double glazed window to rear aspect.

OUTSIDE

Garden

The front garden is laid mainly to lawn with a driveway providing ample off road parking. Gated side access leads to the rear garden, which includes a lawned area, shingle beds, railway sleeper steps, shrub planting to borders and garden shed.

AGENTS NOTE

Miscellaneous

Harborough District Council

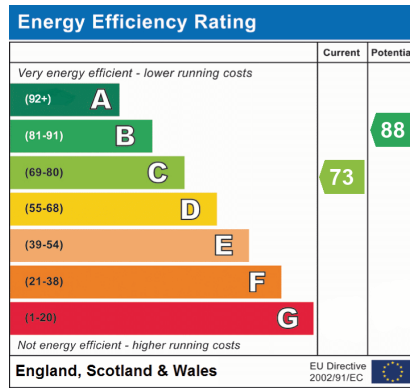
Council Tax Band B

£1,685.57

The monthly rent/service charge payable to Platform Housing Group is £218.09. The lease term is 99 years from and including the 1st January 1999.

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ENERGY PERFORMANCE REPORT



DISCLAIMER

Hind Estates Ltd the marketing agent of this property, and the vendors of this property give notice that:

- A. All measurements within these particulars are approximate, and floorplans are not to scale and are for informational purposes only.
- B. Prospective purchasers should note that no statement or measurement in these details are to be relied upon as representation of fact, and all prospective purchasers should satisfy themselves by inspection or otherwise, as to the accuracy of the statements and measurements contained. These sales particulars do not form part of any contract.
- C. No appliances, services or installations have been tested, prospective purchasers should obtain verification from their surveyor or solicitor as to their condition and suitability.

TENURE

We have been informed by the vendor that the property is Leasehold. Prospective buyers should check with their legal representatives for verification.

DIRECTIONS

From the High Street turn right into Station Road and then turn second right into Rye Hill Avenue, where number 18 can be located down at the bottom of the cul-de-sac. POSTCODE: LE17 4AS



18 Rye Hill Avenue, Lutterworth

Floor Plan

Ground Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 57.6 sq. metres (620.5 sq. feet)

First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)

