

SOLD STC

£215,000 Freehold



1 The Baptist Mews, Chapel Street, Blaby, Leicester. LE8 4GB

- Well Presented Two Bedroom End Mews cottage
- Ideally Located In Old Blaby Conservation Area
- Open Plan Living Area and Kitchen
- Landing, Two Bedrooms, Refitted Modern Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Allocated Car Parking Space
- Internal Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Well presented two bedroom end mews cottage ideally located in Old Blaby conservation area within walking distance to the parks and town centre. The property offers a modern open plan ground floor living area on entrance with feature flooring, front window and access to the rear modern kitchen area fitted with a range of base and wall units, fitted oven/hob and extractor, tile flooring, side window and stairs leading to the first floor accommodation. To the first floor the landing leads to the two double bedrooms with the main bedroom to the front also having fitted wardrobes. The property is completed by a refitted modern shower room/wc with tile flooring and splashback and a walk in shower with glass screen. Further benefitting from gas fired central heating system and double glazing. Externally there is an allocated car standing space within the mews development, please note there is no garden area to the property. EPC rating is D and Council tax is band B.



ROOM DESCRIPTIONS

Living Area

16' 2" x 11' 2" (4.93m x 3.40m)

Kitchen Area

12' 10" understairs x 10' 0" (3.91m x 3.05m)

Landing

Bedroom

11' 11" to back of robes x 11' 3" (3.63m x 3.43m)

Bedroom

8' 5" x 8' 3" (2.57m x 2.51m)

Refitted Shower Room/Wc

8' 2" x 5' 7" (2.49m x 1.70m)

External

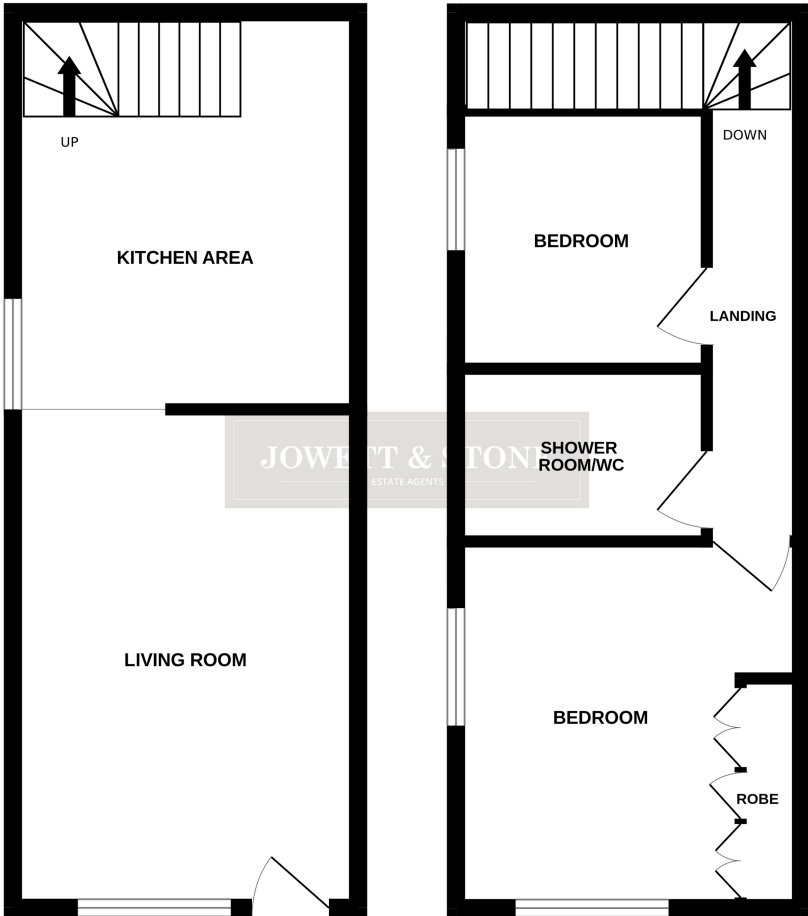
Allocated Parking



FLOORPLAN & EPC

GROUND FLOOR
325 sq.ft. (30.1 sq.m.) approx.

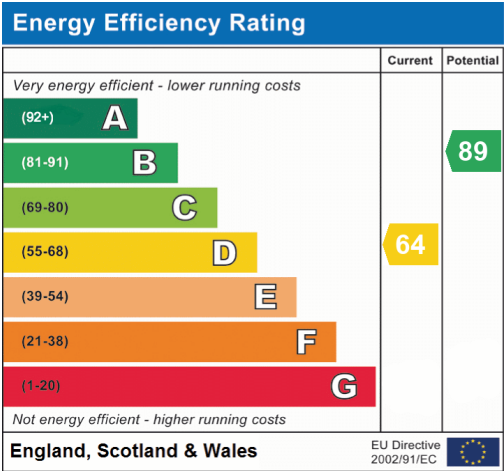
1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

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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