

**SOLD
STC**



93 Buxton Crescent, Broughton Astley, Leicester LE9 6TA

SSTC £137,500 - Leasehold

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PROPERTY DESCRIPTION

Modern Living Delights! - With this 50% shared ownership three bed semi-detached home that has great sized accommodation comprising, entrance hall, downstairs wc, open plan living dining kitchen, first floor landing, three good sized bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with ample off road parking to the side and with great lawn area set further to the side and attractive gardens set to the rear with patio area and side access. Internal viewing is essential!

POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Open Plan Living*
- *Downstairs WC*
- *Family Bathroom*
- *Viewing Essential*
- *No Upward Chain*
- *50% Shared Ownership*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing and radiator.

Downstairs WC

Being fitted with two piece suite comprising low level wc, hand wash basin and radiator.

Open Plan Living Kitchen Diner "L" Shaped

25' 3" x 15' 2" max narrowing to 8'3" min (7.70m x 4.62m max narrowing to 2.52m min) UPVC double glazed window to the front/rear aspects, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine and two radiators.

First Floor

First Floor Landing

ver stairs cupboard, loft access and radiator.

Bedroom One

14' 4" x 8' 5" (4.37m x 2.57m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m) UPVC double glazed window to the front aspect and radiator.

Bedroom Three

10' 5" x 6' 5" (3.17m x 1.96m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front/Side Garden

To the side of the property there are two off road parking spaces and further to the side there is a good sized laid to lawn garden.

Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area, side access and shed.

Additional Notes:

Council tax band B (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease: 125 years from 11th April 2023

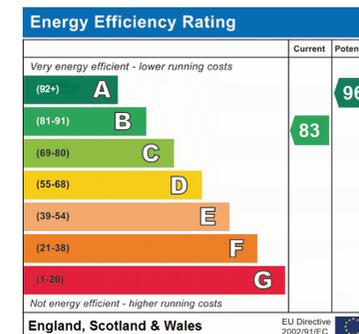
Management Charge: £24.61 PCM

Building Insurance: £15.37 PCM

Rent: £355.75 PCM

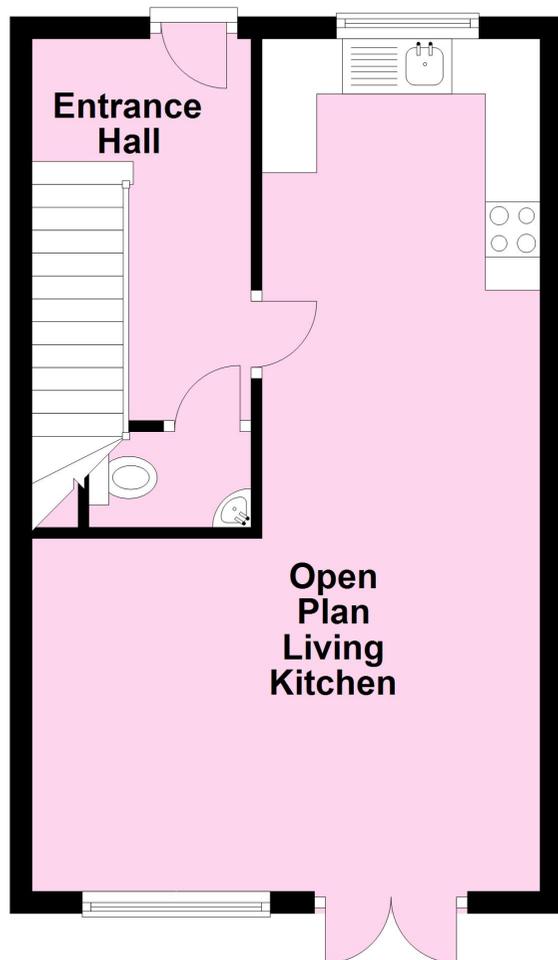
Admin Fee: £2.31 PCM

Third Party Charges: £8.00



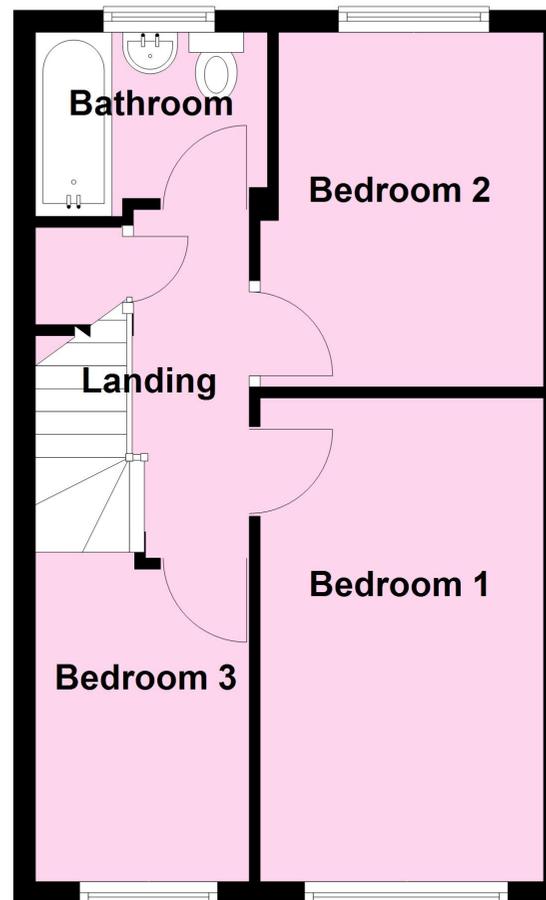
Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 sq. feet)

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