

FOR  
SALE



Chamomile Road, Shepshed, Leicestershire LE12 9WR

£73,500 - Leasehold

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## PROPERTY DESCRIPTION

Ideal First Time Buy! - What better way to start your property journey with this 35% shared ownership property. This spacious semi-detached home has accommodation comprising, entrance hall, downstairs wc, lounge, fitted breakfast kitchen, first floor landing, two double bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with off road parking for two vehicles to the front and attractive gardens to the rear. Internal viewing is considered essential.

## POINTS OF INTEREST

- *Semi-Detached*
- *Two Bedrooms*
- *35% Share*
- *Downstairs WC*
- *ORP*
- *Fitted B/Fast Kitchen*
- *Attractive Gardens*
- *Viewing Essential*



## 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.

#### Lounge

14' 5" x 12' 11" (4.39m x 3.94m) UPVC double glazed french doors to the rear aspect, UPVC double glazed window to the rear aspect, and radiator.

#### Fitted Breakfast Kitchen

13' 3" x 7' 5" (4.04m x 2.26m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, fridge, freezer, dish washer, washing machine

### First Floor

#### First Floor Landing

Built in storage cupboard and loft access.

#### Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m) Two UPVC double glazed windows to the rear aspect, fitted wardrobe and radiator.

#### Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m) Two UPVC double glazed windows to the front aspect, over stairs cupboard and radiator.

#### Family Bathroom

Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

#### Front Garden

To the front of the property there is off road parking for two vehicles.

#### Rear Garden

To the rear of the property there is a raised patio area with steps down to the garden area and there is further side access.

#### Additional Notes:

Council tax band B (Charnwood District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

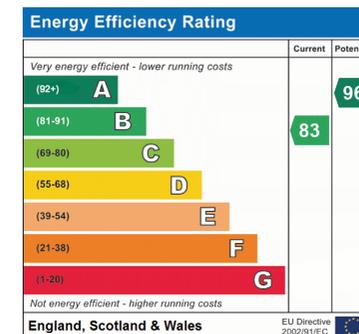
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease: TBC

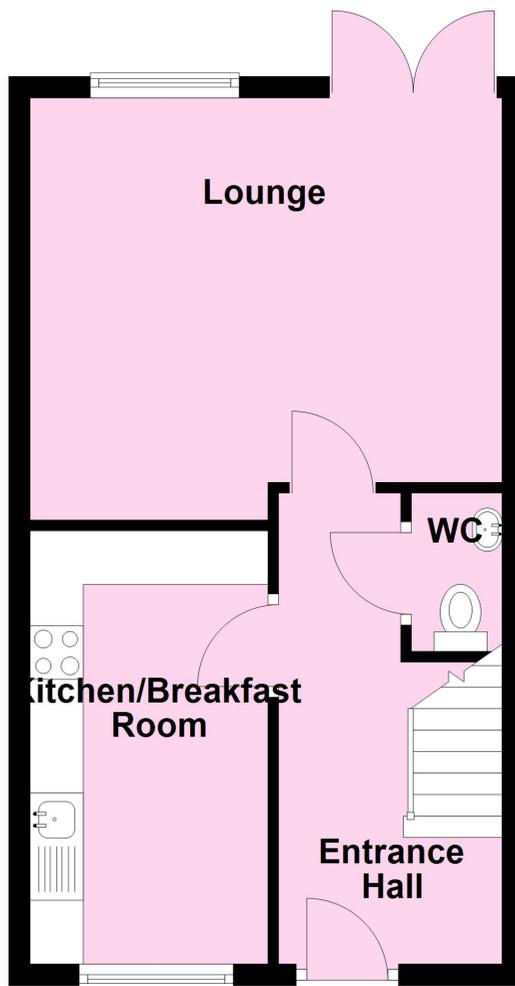
Rent:£288.23 PCM

Service Charge: £54.31 PCM



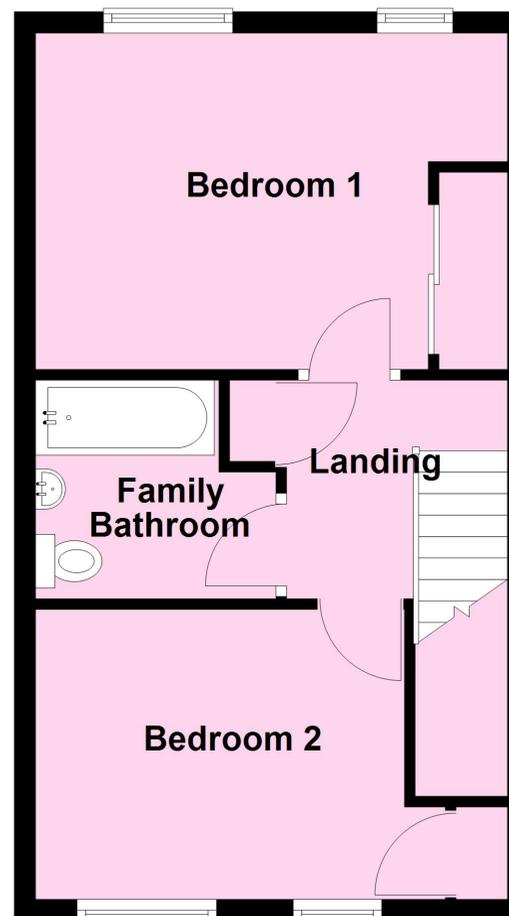
## Ground Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 71.6 sq. metres (770.5 sq. feet)

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