

**SOLD
STC**



8 Kirtley Way, Broughton Astley, Leicester LE9 6ND

SSTC £189,950 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE
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PROPERTY DESCRIPTION

Ideal First Time Buy/Investment Opportunity! - This mid town house has well presented accommodation comprising, entrance hall, lounge, fitted kitchen, first floor, two bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, majority double glazing with off road parking to the front and attractive gardens to the rear. Internal viewing comes highly recommended and comes with NO CHAIN!

POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge*
- *Kitchen*
- *No Chain*
- *Off Road Parking*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Door to the side aspect, stairs to first floor landing and radiator.

Lounge

15' 4" x 12' 11" (4.67m x 3.94m) UPVC double glazed window to the front aspect and radiator.

Fitted Kitchen

13' 0" x 7' 2" (3.96m x 2.18m) UPVC double glazed window & door to the rear aspect, being fitted with a range of wall and base units with built in sink/drain, free standing cooker, plumbing for washing machine and tiled flooring.

First Floor

First Floor Landing

Built in airing cupboard and loft access.

Bedroom One

12' 10" x 10' 9" (3.91m x 3.28m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

11' 10" x 6' 4" (3.61m x 1.93m) UPVC double glazed window to the rear aspect and radiator.

Bathroom

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

Front Garden

To the front of the property there is off road parking.

Rear Garden

To the rear of the property there is a patio area with rear access.

Additional Notes:

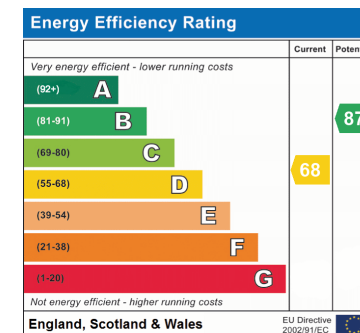
Council tax band A (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

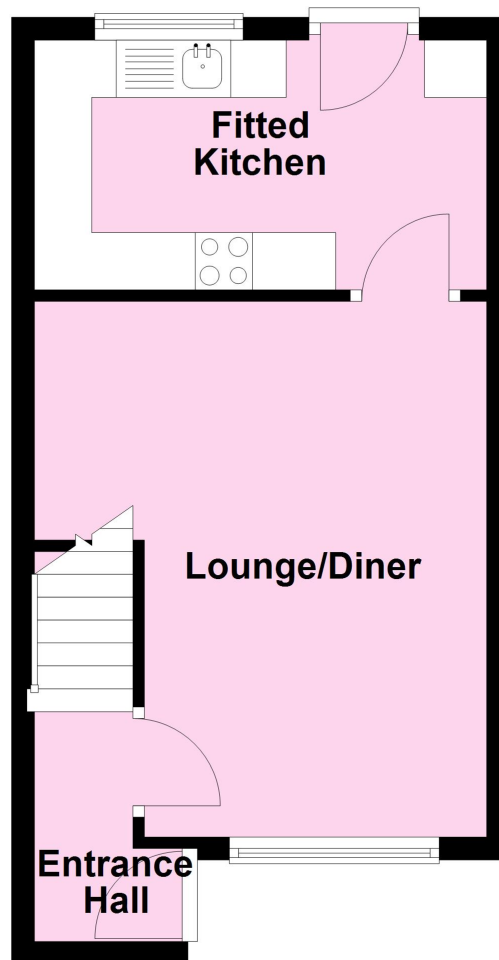
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



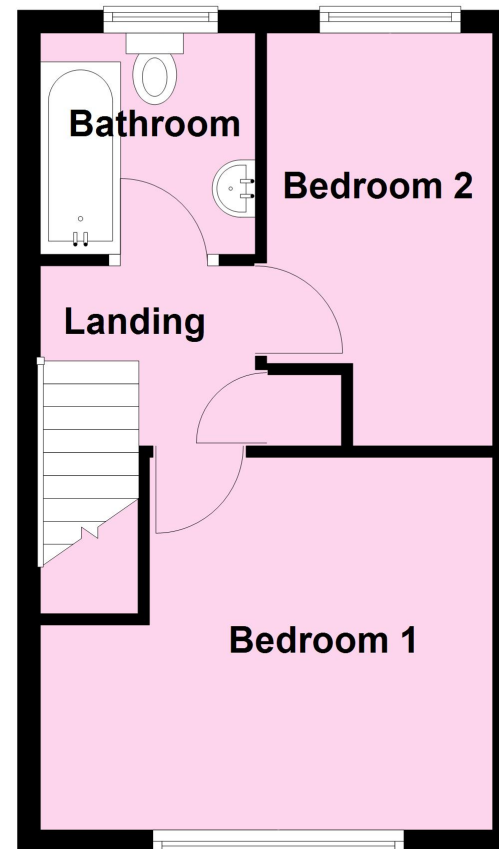
Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



Total area: approx. 56.0 sq. metres (602.4 sq. feet)

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