



High Street

Measham

Offers In Excess Of £130,000



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Tenure

Leasehold

Accommodation Details:

External & Approach

The property is accessed via the rear where there is the allocated parking and then along the path to the right hand side of the property to the side entrance door. The allocated parking space is the one nearest to the actual property. There are also a number of visitor spaces.

Entrance Hallway

Once inside the property you will find a spacious entrance hallway with an under stairs storage area, three ceiling light fitting points and a stylish wall mounted glass panelled electric heater.

Kitchen Diner

25'2" x 8'10" (7.69m x 2.70m)

At over 25 feet in length, the kitchen diner offers significant living space and is fitted with a range of base and wall units in a cream high-gloss finish with soft-close doors and drawers and Shaker style brushed steel bar handles. The flooring is oak effect laminate and the work tops are rolled edge composite in a walnut effect with cream 'Metro' style wall tiles above. You will also find an integrated bottle chiller, a black Whirlpool electric oven, a four ring induction hob and a stainless steel extractor hood and chimney above. There is a stainless steel sink, drainer and a contemporary chrome mixer tap and a space for a washing machine. At the far end of the room there are French doors leading out to the small balcony patio area, there is a TV aerial point, a glass panel electric heater, one ceiling light fitting point and four sunken halogen spot lights.

Bedroom Two

14'4" x 6'9" (4.39m x 2.07m)

On the ground floor is the second bedroom which is a good sized single and has an alcove for a wardrobe or a desk

space, a double glazed window to the right hand aspect, a TV aerial point, a glass panel electric heater and one ceiling light fitting point.

Bathroom

6'10" (max) x 5'6" (max) (2.10m (max) x 1.70m (max))

Also on the ground floor is the family bathroom with a white suite comprising; a bath with a chrome mixer tap and shower attachment, a low level WC with chrome push flush and a pedestal sink with chrome mixer tap. The highlight of this room is the in-laid remote control TV set into the tiling which is finished in pale grey marble effect. You will also find a chrome heated towel ladder, an extractor fan and one ceiling light fitting point.

Lounge

12'9" x 11'1" (3.90m x 3.38m)

To the front of the property is a good sized lounge which has a waist height cupboard that houses the electricity meter and fuse board, a wooden Georgian style sash window to the front aspect, a TV aerial point, a black glass panel electric heater and one ceiling light fitting point.

Bedroom One

16'6" (max) x 11'3" (max) (5.03m (max) x 3.45m (max))

On the first floor and to the front of the property is a spacious principal bedroom with en-suite and a cupboard housing the modern large capacity (250 litre) hot water tank. There is an attractive wooden bay window to the front elevation, a TV aerial point, a glass panel electric heater and two ceiling light fitting points.

En-suite

8'8" x 4'10" (max) (2.66m x 1.48m (max))

The en-suite is fitted with the same WC and sink as the bathroom but has a corner shower cubicle with curved sliding glass doors and a wall mounted electric shower. There is a chrome heated towel ladder, an extractor fan and one ceiling light fitting point. The walls are part tiled in the same large rectangular pale grey marble effect tiles as in the bathroom.

Tel: 01530 271313

Cot room / Study

15'5" (max) x 14'8" (max) (4.71m (max) x 4.48m (max))

Adjacent to the master bedroom is a narrow room which would serve well as a study or a cot room. It has a double glazed window to the right hand aspect, a TV aerial point, a glass panel electric heater and one ceiling light fitting point.

Bedroom Three / Games room

15'5" (max) x 14'8" (max) (4.71m (max) x 4.49m (max))

On the second floor is a converted loft space with an apex ceiling and limited headroom away from the centre of the room. There is a double glazed roof light, a TV aerial point, a telephone point, a glass panel electric heater and one ceiling light fitting point.

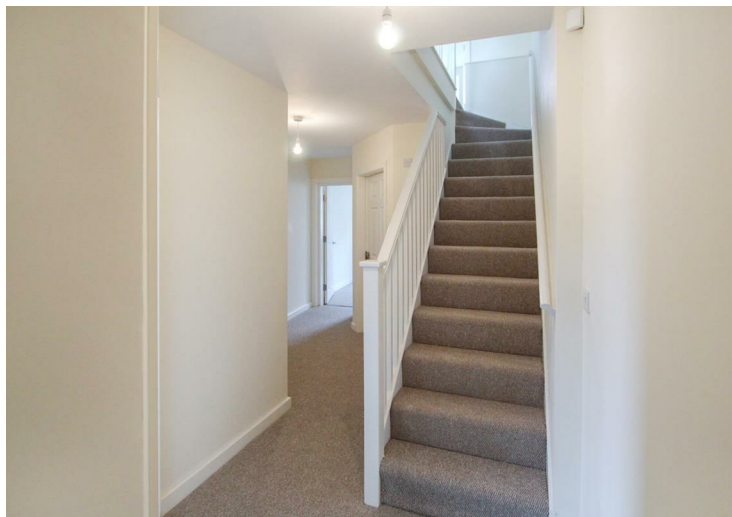
Leasehold Information

Original Lease length was 999 Years.

There are 994 years remaining.

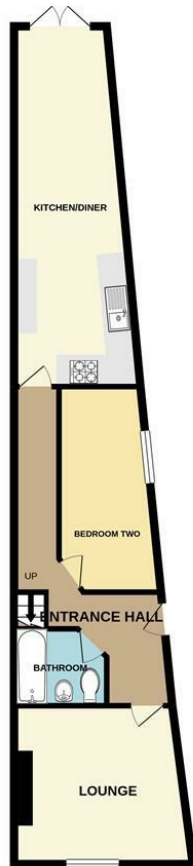
The Ground Rent is £299 per year

There are no service charges





GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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Council Tax band: B. Tenure: Leasehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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