



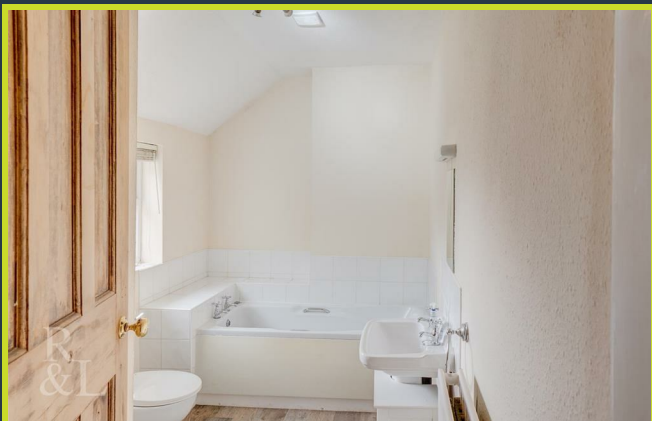
107 Bosworth Road

Measham | DE12 7LQ | Guide Price £190,000

ROYSTON  
& LUND

- Two Double Bedrooms
- CHAIN FREE
- Low Maintenance Rear Garden
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - C
- Semi Detached
- Off Street Parking
- Four Piece Suite Bathroom
- A Short Drive From Numerous Amenities And Excellent Transport Links
- Freehold - Council Tax Band - B





**\*\*GUIDE PRICE £190,000 - £200,000**

**\*\*CHAIN FREE\*\***

Brought to the market with no onward chain this two bedroom semi detached property would be perfect for a first time buyer. The property is well presented throughout and is ready to move straight.

Measham is a great location as its got excellent transport links via the M42 taking you into Birmingham, Nottingham, Loughborough and east midlands airport. Amenities are not that far away a short drive into Ashby De La Zouch where you will find numerous local shops, pubs and restaurants as well as cafes and independent stores.

Ground floor accommodation comprises two well proportioned reception rooms to start both with stylish gas and electric fireplaces. Positioned to the rear of the property there is a spacious galley kitchen with high quality base and wall units that house integrated appliances such as an oven, hob and extractor as well as showing further room for freestanding appliances. To the rear aspect of the kitchen are patio doors that lead to the rear garden.

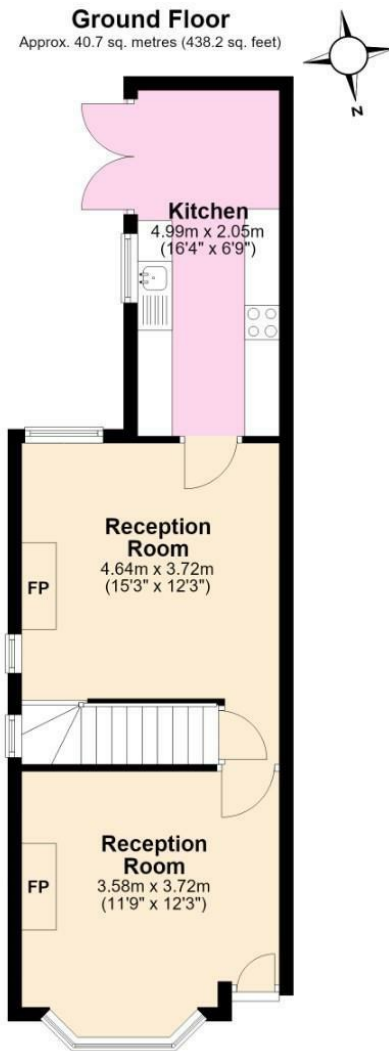
To the first floor there are two well proportioned double bedrooms that share a large four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via single driveway to the left hand side and a short garden area leading to the front door. To the rear there is a low maintenance rear courtyard style garden with patio and balcony decking area area which creates the perfect space for summer seating and or alfresco dining.

For more information - [https://reports.sprift.com/property-report/?access\\_report\\_id=5626067](https://reports.sprift.com/property-report/?access_report_id=5626067)

Freehold





Total area: approx. 78.4 sq. metres (844.3 sq. feet)

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.



**EPC**

**Energy Efficiency Rating**

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            | <b>59</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC

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& LUND**