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Service without compromise

4 Turnbull Close, Billesdon, LE7 9AY









£230,000

Located in the highly regarded village of Billesdon on a pleasant little modern development consisting of just five similar properties is this fantastic two bedroomed bungalow. A covenant on the deeds of the property reserves it for buyers of age 55 and above, but the property differs from a normal sheltered retirement property in the sense that it is a freehold tenure with no ground rent or service charges payable and its own delightful private garden that's not part of a wider communal garden set-up. Surprisingly spacious accommodation has been well maintained and briefly comprises entrance hallway, lounge, kitchen, two bedrooms and shower room. Outside the property benefits from one allocated parking space and to the rear is it's pleasant lawned rear garden, facing approximately a South-Westerly direction. Adams & Jones are delighted to present this property for sale with no upwards sales chain.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



Main entrance door. Loft access hatch. Cloaks cupboard. Radiator.

Kitchen 11'2" x 9'0" (3.40m x 2.74m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units. Gas hob and extractor hood. Electric oven. Wall mounted Worcester gas fired central heating boiler. Space for fridge/freezer. Space and plumbing for washing machine. Radiator.



Lounge 14'7" x 10'9" (4.45m x 3.28m)



French doors to the rear aspect. Electric fire with marble back panel and timber mantle over. Radiator.



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Bedroom One 12'11" max into wardrobes x 9'11" (3.94m max into wardrobes x 3.02m)



UPVC double-glazed window to rear. Fitted wardrobes, drawers and dressing table units. Radiator.



Bedroom Two 10'8" x 7'1" (3.25m x 2.16m)



UPVC double-glazed window to front. Radiator.



Shower Room 8'0" x 5'1" (2.44m x 1.55m)



White three piece suite comprising wash hand basin, WC and shower cubicle. Tiling to walls. Extractor fan. Radiator.

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Parking



There is a residents parking area in front of the bungalow where there is one allocated parking space to the property.

Rear Garden



Mainly laid to lawn with paved patio, plant borders and gated side access. Facing approximately a South-Westerly direction.





Note for Prospective Buyers

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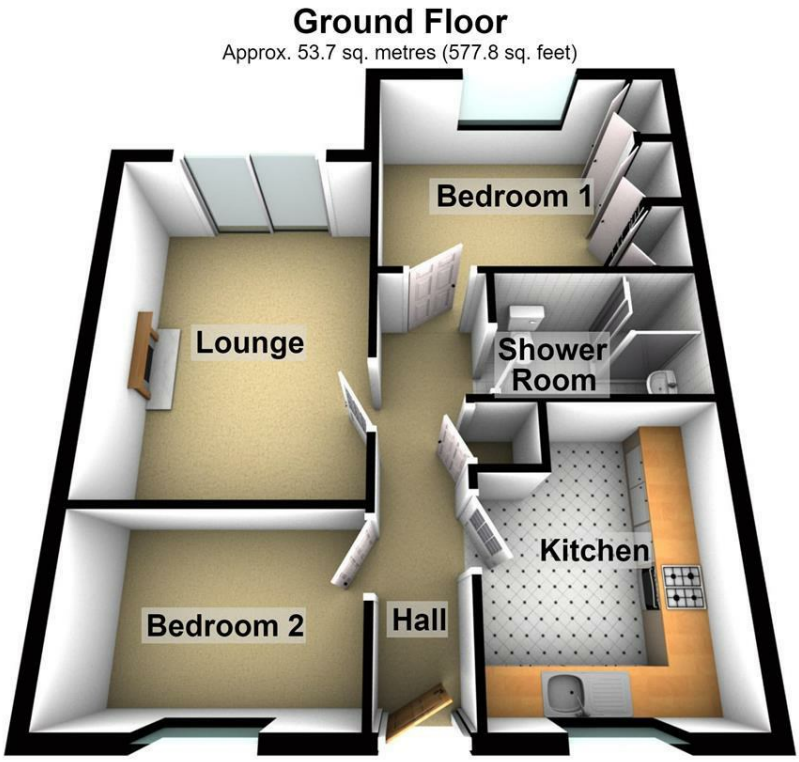
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Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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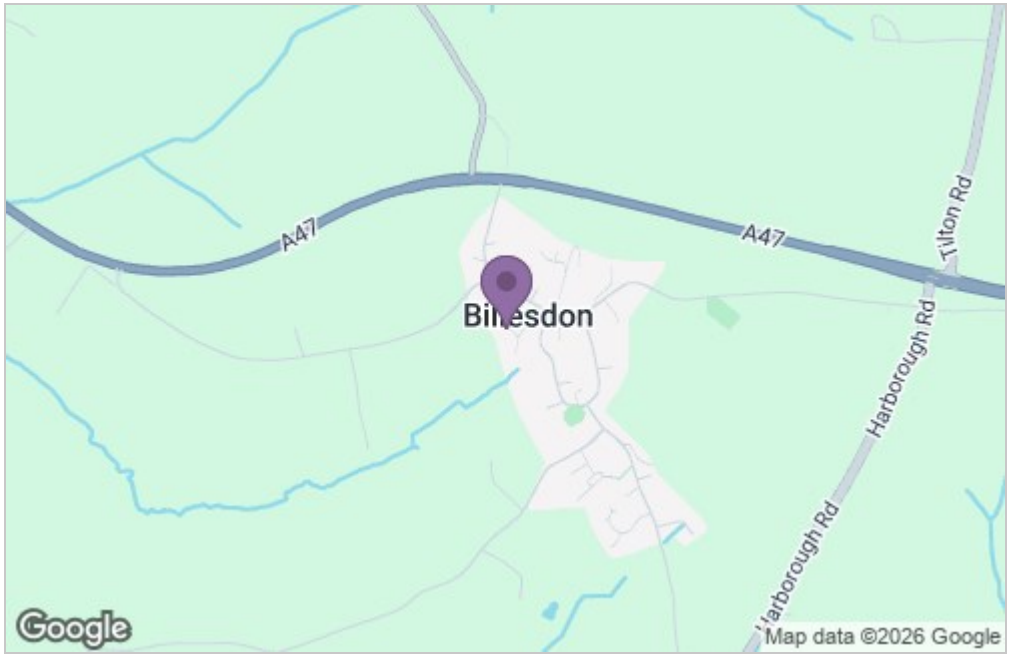
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Floor Plan

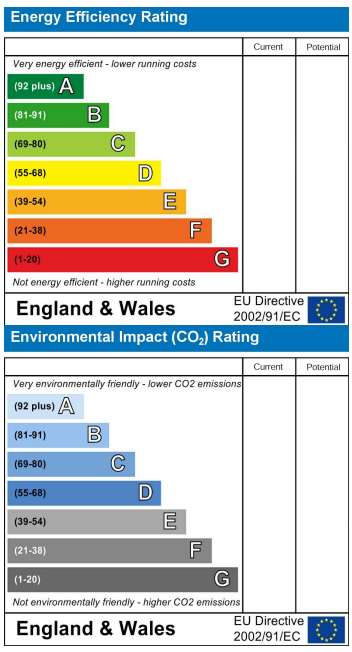


Total area: approx. 53.7 sq. metres (577.8 sq. feet)

Area Map



Energy Efficiency Graph



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