



BM ESTATES

RESIDENTIAL & COMMERCIAL ESTATE AGENTS

Sales • Lettings • Management

£230,000

Bradgate Avenue, Thurmaston, LE4



- SOLD WITH NO CHAIN
- HIGH DEMAND AREA
- NEW UPVC AND ELECTRICS THROUGHOUT
- THREE BEDROOM
- GREAT CONDITION THROUGHOUT
- NEARBY SCHOOLS AND AMENITIES
- SEMI DETACHED

BM Estates are very pleased to offer this three bedroom semi-detached property located in the very high demand of Thurmaston. The property is in great condition throughout and does offer plenty of space from the side and rear aspects of the property. The property briefly comprises of entrance hall, lounge, sitting room, dining area, kitchen, utility room and garage. The first floor comprises of three large bedrooms and a family bathroom.

Contact us today to arrange a viewing on this property.

Entrance Hallway:

The entrance hallway is carpeted throughout Single Panel Radiator, UPVC double glazed window to side elevation with under stairs storage.

Front Reception Room 13'1 x13'0

This spacious front reception room comprises of a UPVC Double Glazed window to front elevation, Gas fire with wooden surround, spotlight heating to ceiling. Single rad to panel. Carpet throughout the reception room.

Rear reception room 10'4 x 11'5

The rear reception room comprises of carpet throughout single radiator UPVC Double glazed window, with doors leading to the conservatory.

Kitchen 8'9 x 8'2

Matching eye and base units sink with mixer taps, Built in electric oven with separate gas hob, UPVC Double glazed window to rear elevation.

Conservatory 16'5 x 7'6

The rear conservatory comprises UPVC Double Glazed doors and window to rear elevation, with tiled flooring.

Door leading to small Utility Door area and side. Covered entrance with door to garage and WC.

Upper landing

Provides a spacious space allowing access to three bedrooms and a family bathroom. With Loft access.

Master Bedroom. 11'6 x 11'5

The master bedroom comprises of UPVC Double glazed windows to front elevation with single Radiator.

Bedroom Two 10'5 x 11'5

UPVC Double glazed windows to rear elevation Single Radiator full carpet .

Bedroom Three 8'7 x 8'1

UPVC Double Glazed window to front elevation, single Radiator.

Bathroom


The family bathroom consists of low level wc, bath with shower over, fully tiled surround, pedestal wash handbasin. UPVC Window to rear Elevation.


Rear Garden

The property offers a spacious garden to rear which is mainly set to lawn, fenced

borders, and houses a storage shed. The front garden offers off road parking and access to a single garage.

Bradgate Avenue, Thurmaston, LE4

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS BM ESTATES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.