

DAVID ROBINSON ESTATES

Beverley Drive, Broughton Astley, LEICESTER LE9 6SE

£950 pcm

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 lettings@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

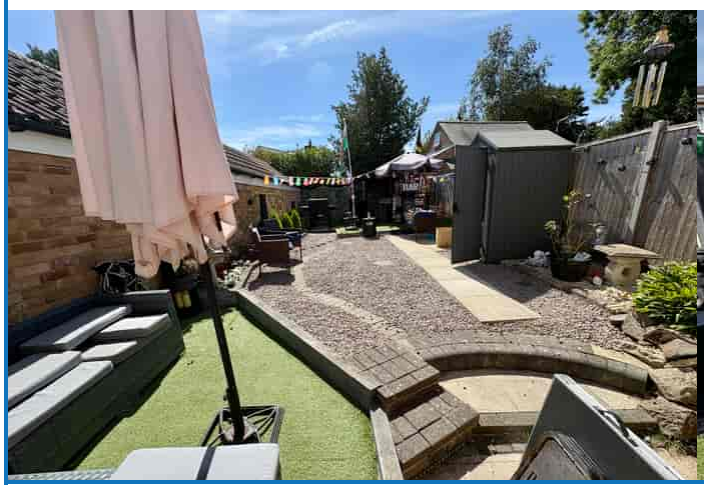
Immaculately Presented! - Ideal rental so don't miss out with this extended end town house which has good sized accommodation comprising, entrance porch, lounge, kitchen/diner, utility area, down stairs wc, first floor landing, two good sized bedrooms and bathroom. The property benefits from gas fired central heating, UPVC double glazing with block paved off road parking to front and low maintenance gardens to rear. Viewing essential!

POINTS OF INTEREST

- *End Town House*
- *Extended*
- *Downstairs WC*
- *Two Bedrooms*
- *Bathroom*
- *ORP*
- *Gardens*
- *Viewing Essential*











ROOM DESCRIPTIONS

Ground Floor

Entrance Porch
UPVC double glazed door to front aspect and laminate flooring.

Lounge
13' 10" x 13' 11" (4.22m x 4.24m) UPVC double glazed window to front aspect, stairs to first floor landing and radiator.

Kitchen Diner
14' 0" x 8' 6" (4.27m x 2.59m) UPVC double glazed window to rear aspect, being fitted with a range of wall and base units with built in sink/drainer, free standing cooker, plumbing for dish washer and radiator.

Utility Area
UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, being fitted with base units with plumbing for washing machine and radiator.

Downstairs WC
UPVC double glazed window to rear aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

First Floor

First Floor Landing
Loft access and built in airing cupboard.

Bedroom One
11' 0" x 10' 3" (3.35m x 3.12m) UPVC double glazed window to front aspect, fitted wardrobes and radiator.

Bedroom Two
9' 5" x 7' 9" (2.87m x 2.36m) UPVC double glazed window to rear aspect, fitted wardrobe and radiator.

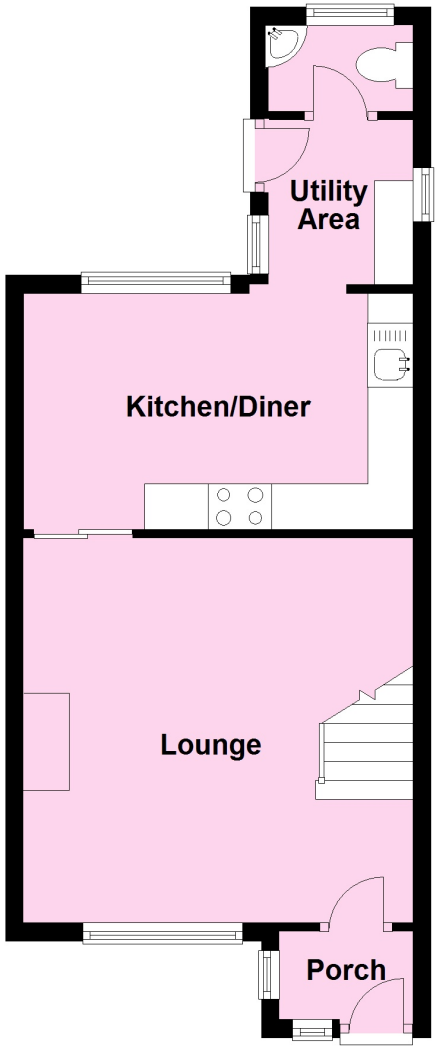
Bathroom
UPVC double glazed window to rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front Garden
To the front of the property there is ample block paved off road parking for multi vehicles.

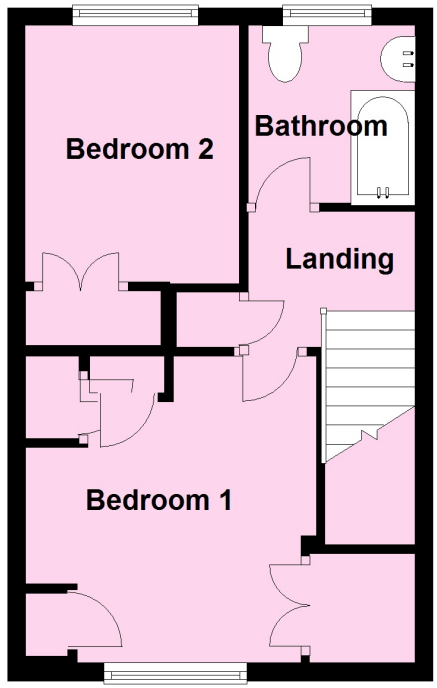
Rear Garden
To the rear of the garden there is a low maintenance set in private position with side access.

Additional Information
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. 374.4 sq. feet



First Floor
Approx. 305.0 sq. feet



Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.