



43 Bondgate

, Castle Donington, DE74 2NS

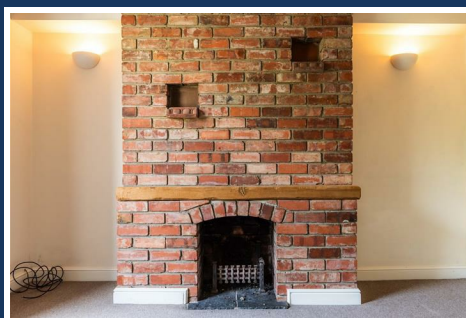
Guide Price £185,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With stairs rising to the first floor.

SITTING ROOM

12'9" x 11'7" (3.89m x 3.53m)

With leaded window to the front elevation, central heating radiator, feature exposed brick fire place, beamed ceiling.

DINING ROOM

13'2" x 9'6" (4.01m x 2.90m)

With leaded window to the front elevation, central heating radiator, period fire place, in built cupboard, beamed ceiling.

KITCHEN

11'3" x 11'3" (3.43m x 3.43m)

With a range of modern units at eye and base level providing work surface, storage and appliance space. Four ring hob, electric oven, central heating radiator, vinyl flooring, beamed ceiling.

UTILITY AREA

With plumbing for washing machine.

GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and w.c. Double glazed window to the rear elevation, central heating radiator, vinyl flooring.

SIDE LOBBY

With central heating radiator, vinyl flooring and Pvc framed double glazed door.

FIRST FLOOR

BEDROOM ONE

12'9" x 11'8" (3.89m x 3.56m)

With leaded window to the front elevation, central heating radiator, over stairs storage cupboard.

BEDROOM TWO

12'9" x 9'5" (3.89m x 2.87m)

With leaded window to the front elevation, central heating radiator.

BEDROOM THREE

11'5" x 11'3" (3.48m x 3.43m)

With double glazed window to the rear elevation, central heating radiator.

BATHROOM

With a suite in white comprising panelled bath with mains fed shower over, wash hand basin and w.c. Opaque window to the rear elevation, heated towel rail.

OUTSIDE

Parking to the front elevation. Small courtyard to the rear.

DISCLAIMER

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative

purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties

With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.



Road Map



Hybrid Map



Terrain Map



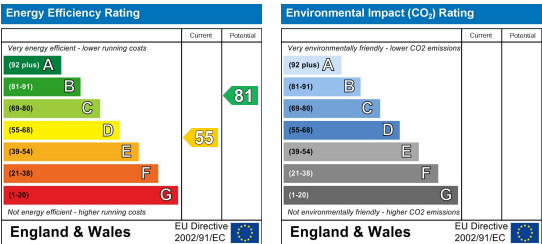
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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