



## Campbell Avenue, Thurmaston

Leicester, Leicestershire, LE4 8HB

Guide Price £249,950



Offered to the market with no upward chain, this two double bed roomed link-detached bungalow offers superb potential for improvement perfect for someone looking to put their own stamp on a property. Benefiting from electric heating with the option to install gas central heating, the layout includes an entrance hall, lounge, lean-to, kitchen, two double bedrooms, modern shower room and separate wc. Outside there is a driveway to the front providing off street parking leading to the garage, with a particularly private garden at the rear not overlooked from beyond. Providing excellent potential to extend further or convert the loft space subject to necessary consent, an immediate viewing comes highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

##### Entrance Hall

Presented with carpet flooring, the entrance hall gives access to the majority of the accommodation. With a useful built in cupboard and an electric heater.

##### Lounge

**15'2" max x 12'3" max (4.64m max x 3.74m max)**

Positioned around a feature electric fireplace, the reception room is presented with carpet flooring and offers ceiling coving and sliding doors to the:

##### Lean-to

With dual aspect glazing and a door to the garden.

##### Kitchen

**10'9" x 7'10" (3.30m x 2.41m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with a 'Redring WS7' water storage heater, pull out breakfast bar and a cooker, washing machine and fridge freezer (all included). With a window to the rear elevation and side elevation and a side access door.

##### Bedroom One

**13'5" into bay x 10'0" (4.10m into bay x 3.05m)**

A double room offering a walk in bay window to the front elevation as well as offering a window to the side elevation, with carpet flooring and two electric heaters.

##### Bedroom Two

**12'0" x 9'10" (3.66m x 3.02m)**

A second double room offering a window to the front elevation, with carpet flooring and an electric heater.

##### Shower Room

**7'5" x 5'6" (2.27m x 1.69m)**

Fitted with a contemporary two piece suite comprising a walk in shower and wash hand basin with storage beneath, with complementary tiled surrounds. There is also a window to the side elevation.

##### Separate WC

Comprising a wc, electric heater and a window to the side elevation.

##### Outside

The gated plot firstly begins with a driveway giving access to the carport with a lawned front garden. To the rear is a

particularly private garden not overlooked from beyond with a variety of shrubs, lawned area and feature pond.

##### Garage

**16'8" x 7'9" (5.10m x 2.37m)**

With doors to the front, rear access door, light, power, upgraded consumer unit, useful boarded storage and a rear elevation window.

##### Tenure & Council

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

##### Viewing Arrangements

Viewings are strictly by appointment only.

##### Need Independent Mortgage Advice?

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##### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

##### Agents Note

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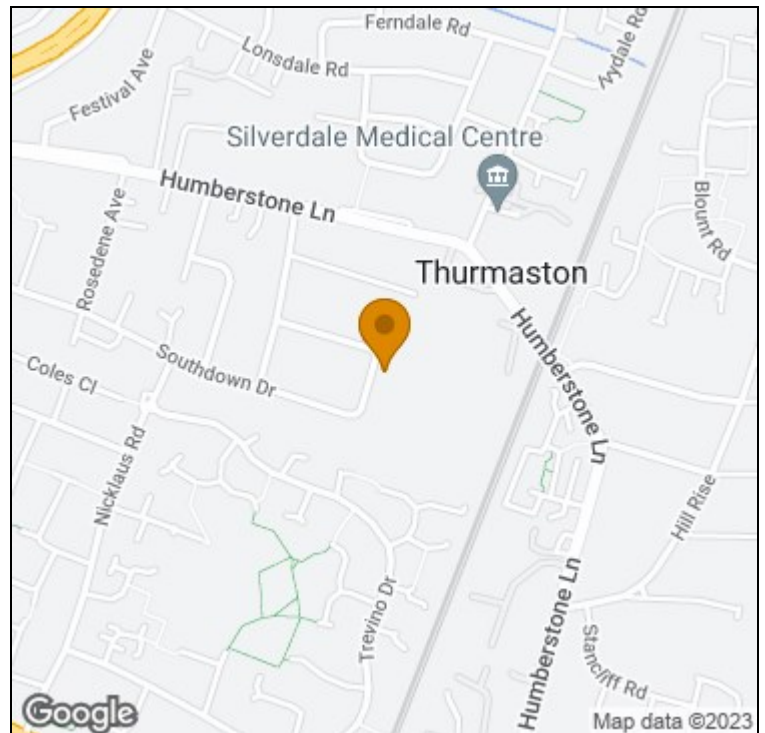
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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