

Alexanders
MarketMakers.

Heath Road
Market Bosworth

- Freehold one bedroom property
- Offered with no onward chain
- Open-plan kitchen and living space
- Spacious garden room
- Mezzanine double bedroom
- Low-maintenance rear garden
- Useful garden storage shed
- Off-road parking for two vehicles
- EPC Rating D / Council Tax Band A / Freehold

Alexanders of Market Bosworth offer to the market a rare opportunity to purchase this freehold one bedroomed property with no upward chain. The property benefits from off-road parking for two vehicles and a spacious garden room.

The accommodation includes an entrance porch, hallway with storage, bathroom and an open-plan kitchen and living space, with a mezzanine double bedroom. To the rear, the gardens are designed for ease of maintenance, being laid with blue plum slate and incorporating a useful storage shed.

The property is situated on Heath Road, in a quiet yet convenient position on the outskirts of this highly sought-after market town.

The town is centred around its historic market square, home to a selection of popular pubs, restaurants and coffee shops. Local amenities include a bank, convenience shop, doctor's surgery and dental practice, alongside a variety of independent businesses and boutique shops. A weekly market is held in the town, with an additional farmers' market taking place in the market square each month.

The area is well connected, with excellent transport links. Nearby Nuneaton provides a rail service to London Euston, with journey times from approximately one hour, while the M42 and M69 are easily accessible by car.

The property benefits from uPVC double glazing and electric central heating.













Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR (Tel: 01455 238141). Council Tax Band A.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an electric heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



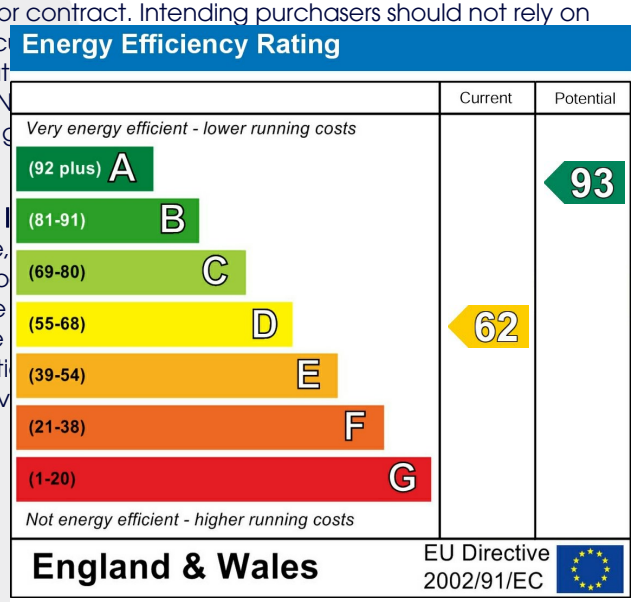
General Note:

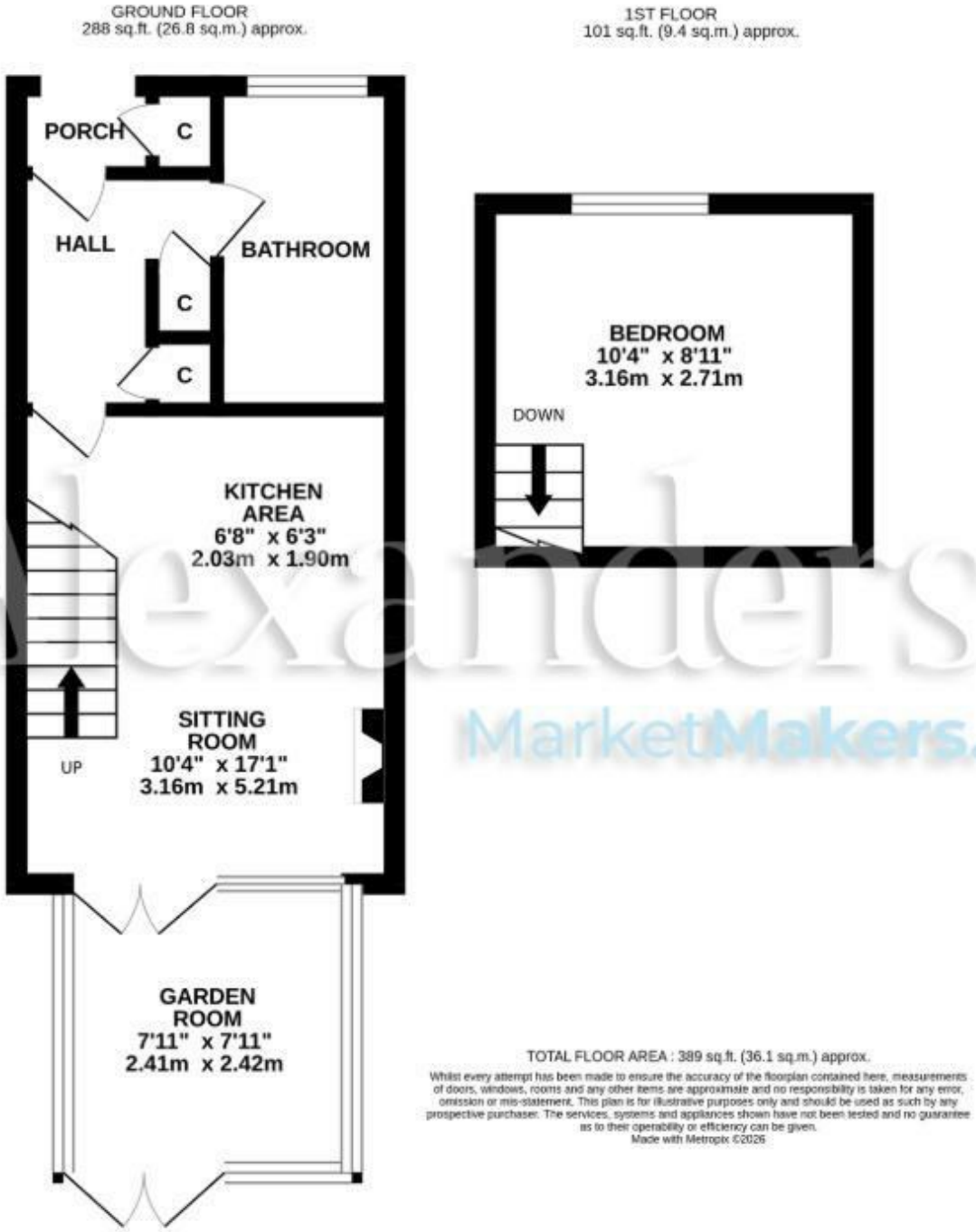
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these partic
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