Alexanders
MarketMakers.

The Fieldway
Broughton Astley

- Two bedroom semi-detached home
- Popular residential location
- Ideal first-time buy or investment
- Spacious sitting room and kitchen/breakfast room
- Two well-proportioned bedrooms
- Private rear garden with patio
- Off-road parking to front and rear
- Gas central heating and UPVC double glazed windows
- EPC Rating C / Council Tax Band B / Freehold
- NO UPWARD CHAIN

Alexanders offer to the market with no upward chain this well-presented two bedroom semi-detached home, situated within a popular residential area of Broughton Astley. The property offers comfortable living space, a private rear garden and off-road parking, making it an ideal purchase for first-time buyers, small families or investors.

The property is set back from the road and is approached via a driveway providing off-road parking. The property benefits from gas central heating and UPVC windows throughout and is laid across two floors to comprise, in brief; a kitchen/breakfast room, sitting room and an understairs cupboard, with stairs rising to the first floor. To the first floor are two well-proportioned bedrooms and the family bathroom.

Externally, the property enjoys a private rear garden, mainly laid to lawn with a patio seating area. To the rear of the garden is a second driveway with twin gates providing further off-road parking, along with a useful large garden shed.

Broughton Astley is a highly regarded village offering a wide range of local amenities including shops, schools, pubs and supermarkets, along with good transport links to Leicester, Hinckley and the M1/M69 motorway network, making it an excellent location for commuters.

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:
Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG. Council Tax Band B.

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 gas, electricity, water, and drainage.

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.

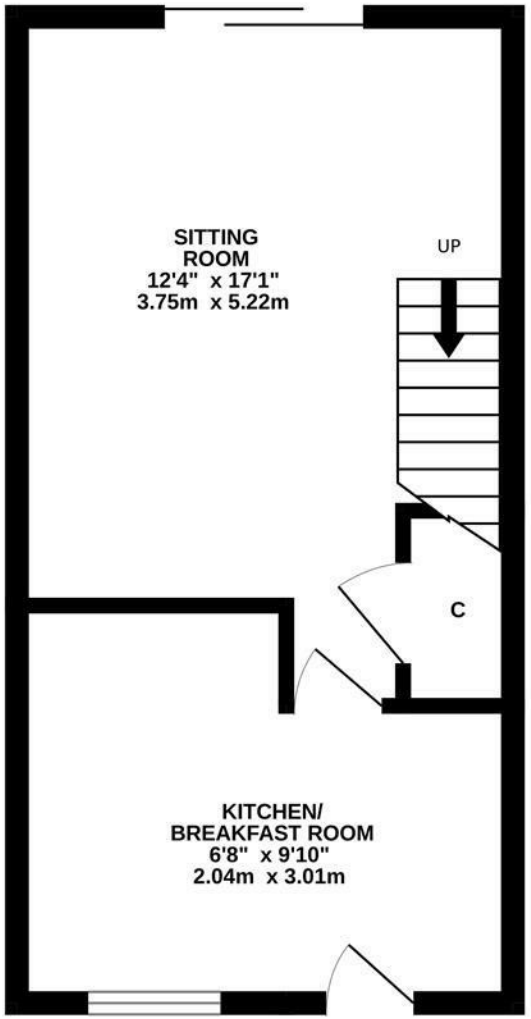
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

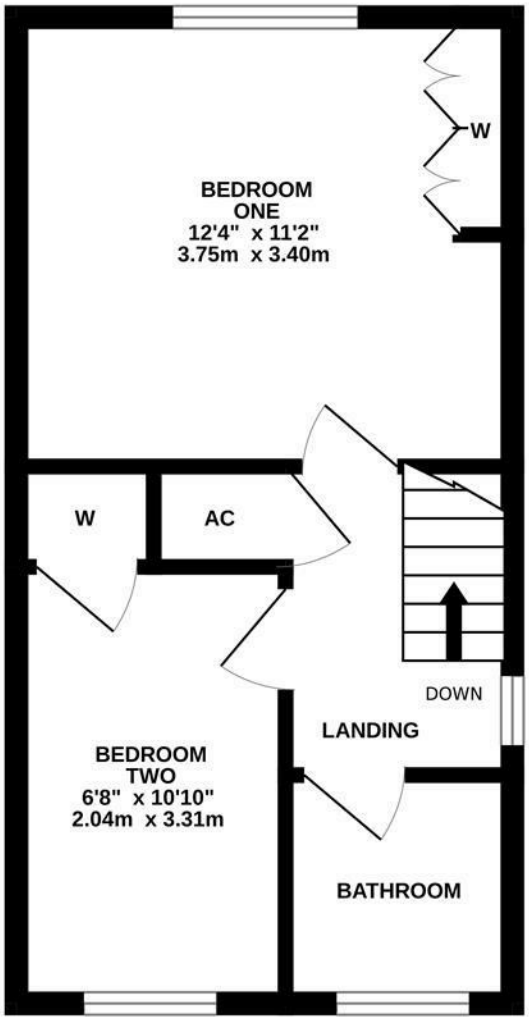
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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 particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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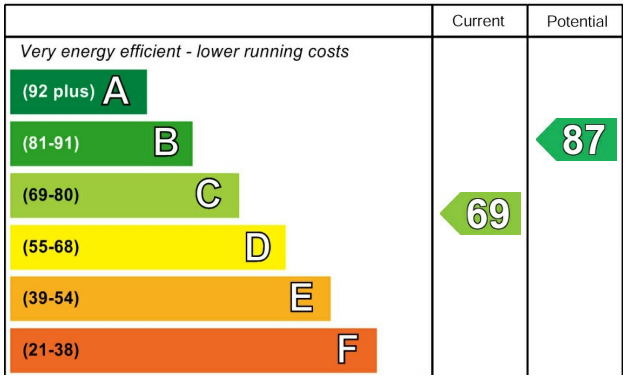
Energy Efficiency Rating



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