



Silverdale Drive, Thurmaston, Leicester, LE4 8NJ

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

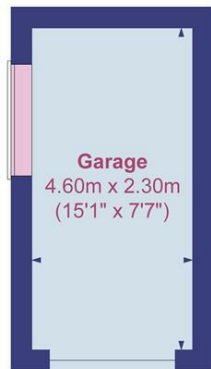
A traditional three bedroom bay fronted semi-detached house, lovingly owned by the current vendor for over 60+ years.

Located in the highly popular area of Thurmaston within walking distance of local schools, doctors surgery and bus routes, this well kept home benefits from having gas fired central heating and Upvc double glazing. The accommodation comprises of: Porch, entrance hallway, lounge and kitchen/diner. First floor landing, three bedrooms and shower room. Outside to the front of the property is a well-maintained garden and off road parking with double gates to the side aspect leading to a single garage. To the rear aspect is an enclosed neat garden. Viewing comes highly recommended.

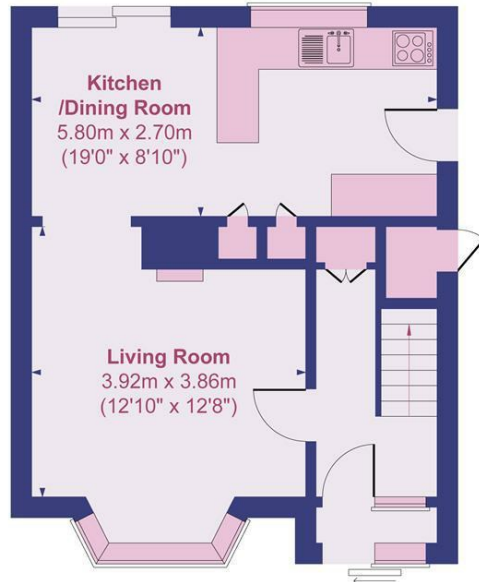




Approximate Gross Internal Area
81.3 sq. m. (875 sq. ft.)
Garage At 10.5 sq. m. (113 sq. ft.)
Total 91.8 sq. m. (988 sq. ft.)



Garage
Garage 10.5 sq.m. (113 sq.ft.) approx



Ground Floor
Floor area 41.2 sq.m. (443 sq.ft.) approx



First Floor
Floor area 40.1 sq.m. (432 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Key Features

- NO UPWARD SALES CHAIN
- A TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE
- THREE BEDROOMS AND A FIRST FLOOR SHOWER ROOM
- DRIVEWAY LEADING TO SINGLE GARAGE
- LOVINGLY OWNED BY THE CURRENT VENDOR FOR OVER 60+ YEARS
- WALKING DISTANCE TO DOCTORS SURGERY, LOCAL SCHOOLS AND BUS ROUTES
- WELL KEPT FRONT & REAR GARDENS

Offers In Excess Of
£270,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -
Charnwood Borough

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