



ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

4 Cufflin Close,

Ratby | Leicester | LE6 0NP



Ideal for a first time purchase within a cul de sac location comes offered for sale this two bedroom end terrace home with a garage in a block. This lovely home in brief benefits from an Entrance Porch, Living Room, Kitchen/Dining, First Floor Landing, Two Bedrooms and Bathroom. To the outside there is a very well maintained and presented rear garden and as mentioned, a garage in a block. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAILS.

Asking price £179,950



4 Cufflin Close,

ENTRANCE PORCH

Having a door to:

LIVING ROOM 21'10 - 12'10 x 11'6 - 7'6

Benefiting from windows to the front and rear aspects, radiator, power points, TV point, Fire with feature surround, Stairs leading to the first floor landing and door to:

KITCHEN/DINING 14'2 - 8'8 x 13'8 - 5'11

There are a range of wall and base units with work surfaces, sink with mixer tap, splash back tiling, integral oven, hob with extractor fan, windows to the front and rear aspects, door to the rear aspect, radiator and power points.

FIRST FLOOR LANDING

With a window to the side aspect, power point, loft access, airing cupboard and doors to:



MAIN BEDROOM 12'6 - 11'5 x 10'8

Having a window to the front aspect, radiator, power points and fitted wardrobes.

SECOND BEDROOM 8'11 x 7'10

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN

A mature, eye-catching garden that consists a patio that leads onto a mainly laid to lawn area having borders home to a number of shrubs, plants and trees. There is also a Shed.



PARKING

Within a block, there is a Garage with an up and over door.

RATBY VILLAGE

Ratby is a popular village in west Leicestershire which has an impressive range of local amenities including shops, parish church, schooling, parks and is on a regular bus route to Leicester City Centre. There are numerous walks and bridleways and the village is ideally placed for fast access onto the M1, M69 and A46 Western Bypass.

Property at a Glance

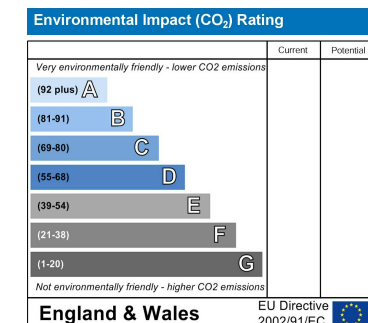
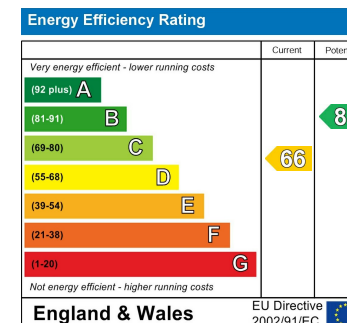
- SPACIOUS TWO BEDROOM
END TOWN HOUSE
- EXTENDED
- FANTASTIC LOCATION
WITHIN CHARNWOOD
- GARAGE IN A BLOCK
- NO UPWARD CHAIN
- BEAUTIFUL REAR GARDEN
- 6.3 MILES TO FOSSE PARK
SHOPPING
- 8.4 MILES TO LEICESTER CITY
CENTRE
- 6.6 MILES TO BRADGATE PARK
- COUNCIL TAX BAND - B



Roy Green

Pride In Property

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