



£195,000

Chiltern Ave, Shepshed LE12 9BW

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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 FROBISHERS

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Step Inside

Key Features

- First Time Buyer or Investor
- Semi Detached Property
- Two Bedroom
- Kitchen Diner
- Open plan Living Room
- Family Bathroom
- Enclosed Garden
- Driveway Parking
- Covered Car Port

Main Particulars

Frobishers are delighted to bring this well-presented two-bedroom semi-detached property on Chiltern Avenue, Shepshed, Leicestershire to the for-sale market. Ideally suited for a first-time buyer, investment purchase or looking to downsize. Comprises of gas central heating, double glazing throughout, lounge, kitchen diner, two bedrooms and family bathroom. Additional off-road parking and separate carport. Easy maintained garden with beautiful, raised flower beds, situated in a lovely residential area.

LOUNGE - 3.91m x 3.83m (12' 8" x 12' 5") - Enter via a composite style entrance door containing decorative glass, uPVC double glazed window to the front elevation, radiator, impressive wood effect floor covering, glass paned door into the kitchen and stairs leading to the first floor.

KITCHEN - 3.90m x 2.09m (12' 7" x 6' 8") - uPVC double glazed window to rear elevation, a range of base and wall-mounted cupboards with rolled edge work surfaces, stainless sink and chrome mixer taps, part tiled walls, plumbing and space for automatic washing machine and under counter fridge freezer, four ring gas hob, electric oven, and cooker hood. Wall mounted Ideal boiler which has been serviced every year. uPVC door leading into the garden.

ON THE FIRST FLOOR

BEDROOM ONE - 3.26m x 3.2m (10' 6" x 10' 5") - With uPVC double glazed window to front elevation, over stairs cupboard, built in wardrobes, central heating radiator and carpet floor covering.

BEDROOM TWO - 2.78m x 1.84m (9' 1" x 6') - With uPVC double glazed window to rear elevation, central heating radiator, ceiling light and carpet floor covering.

BATHROOM - 1.96m x 1.5m (6' 4" x 4' 9") - This modern three-piece suite comprising of bath with Triton Cara electric shower, curved curtain rail, wash hand basin with chrome taps, low level w.c., wall tiles and vinyl floor covering.

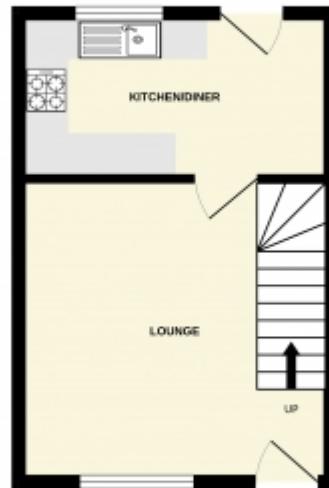
OUTSIDE

This property is situated on the left-hand side as you enter Chiltern Ave, Shepshed in a cul de sac residential area. The front of the property is mainly grass with a tarmac driveway and path leading to the front door.

Access to the rear of the property is through double wooden gates. The carport is a great additional feature to this home. Once inside the garden it is enclosed with boundary wooden fencing, grass lawn, beautiful, raised flower beds and stone patio area for that lovely summer's day.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, fittings 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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