ABODE
SALES & LETTINGS

Bosworth Road, Derbyshire, DE74 2JQ

£235,000

https://www.abodemidlands.co.uk/

**** IMPRESSIVE SEMI DETACHED PROPERTY WITH IMMACULATE GARDENS **** Beautifully looked after throughout and offering a good size hall, lounge, dining room and a fitted kitchen. The first floor offers three good size bedrooms and a bathroom. Front and rear gardens and a drive. The property offers plenty of potential and must be viewed to be fully appreciated.

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HALL
Upvc double glazed entrance door into the hall with stairs to the first floor and a radiator, upvc double glazed window to the side.

LOUNGE
Feature coal effect gas with surround, upvc double glazed windows to the side and rear, storage cupboard and a door to -

DINING ROOM
Radiator, upvc double glazed window and a hatch to the kitchen.

KITCHEN
Fitted wall mounted , base and drawer units with work surfaces and a sink unit. Spaces for a cooker and fridge and freezer, plumbing and spaces for a washing machine and dishwasher. Upvc double glazed window and door to the rear and hatch to the dining room.

FIRST FLOOR LANDING
Upvc double glazed window to the side, radiator and a double airing cupboard.

BEDROOM I
Fitted wardrobes and cupboards, radiator and a upvc double glazed window to the rear.

BEDROOM 2
Built in wardrobes with mirror sliding doors, radiator and a upvc double glazed window to the front.

BEDROOM 3
Upvc double glazed window to the front and a radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and a upvc double glazed window.

OUTSIDE
Front garden and a drive. Really good size and well maintained rear garden with seating areas, lawn, shed and greenhouse, side gate.

heaven
home
TULLAMORE DEW
CLARA

ABODE

ABODE

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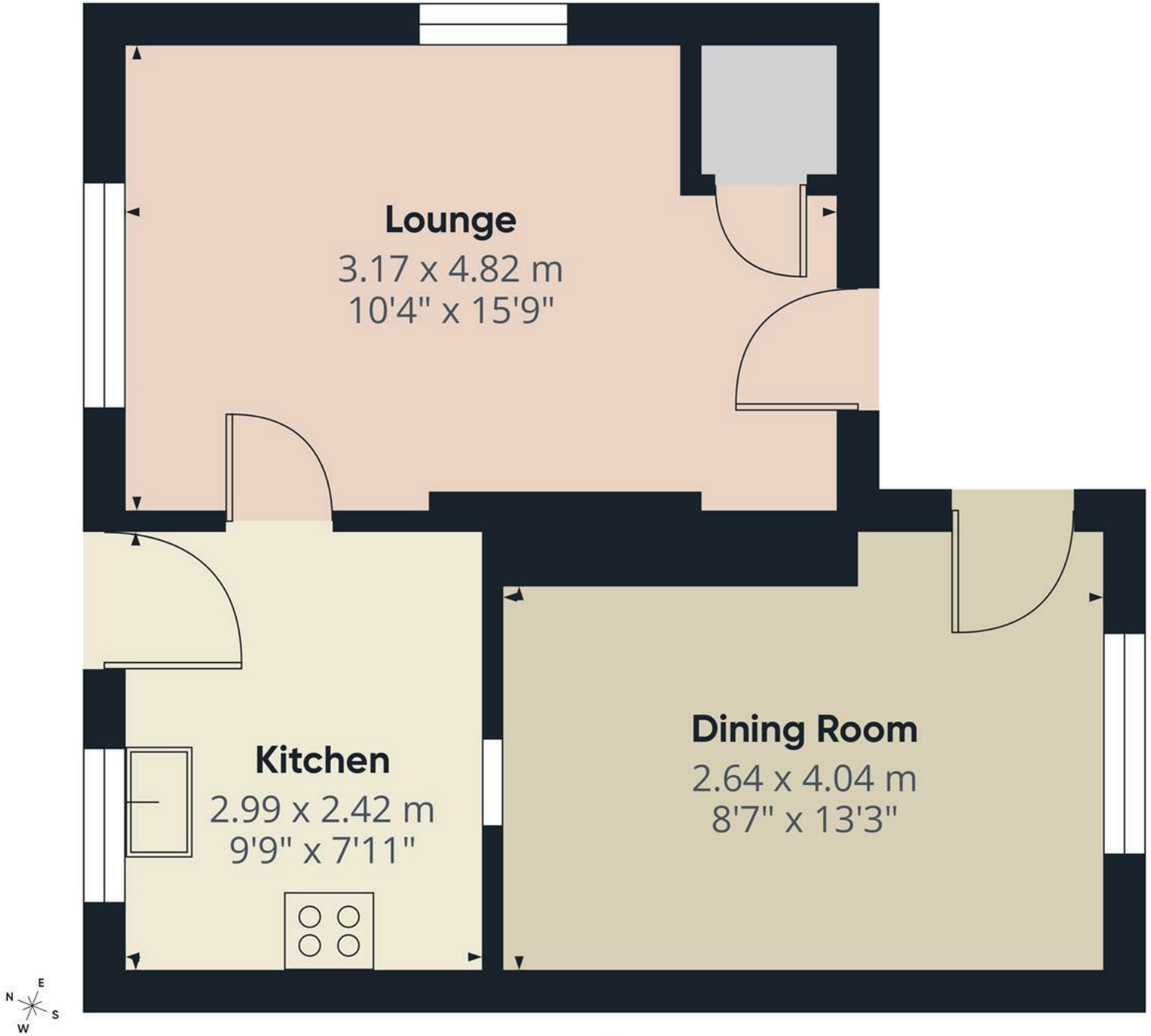

Floor 0

ABODE

Approximate total area(1)

33.7 m²
364 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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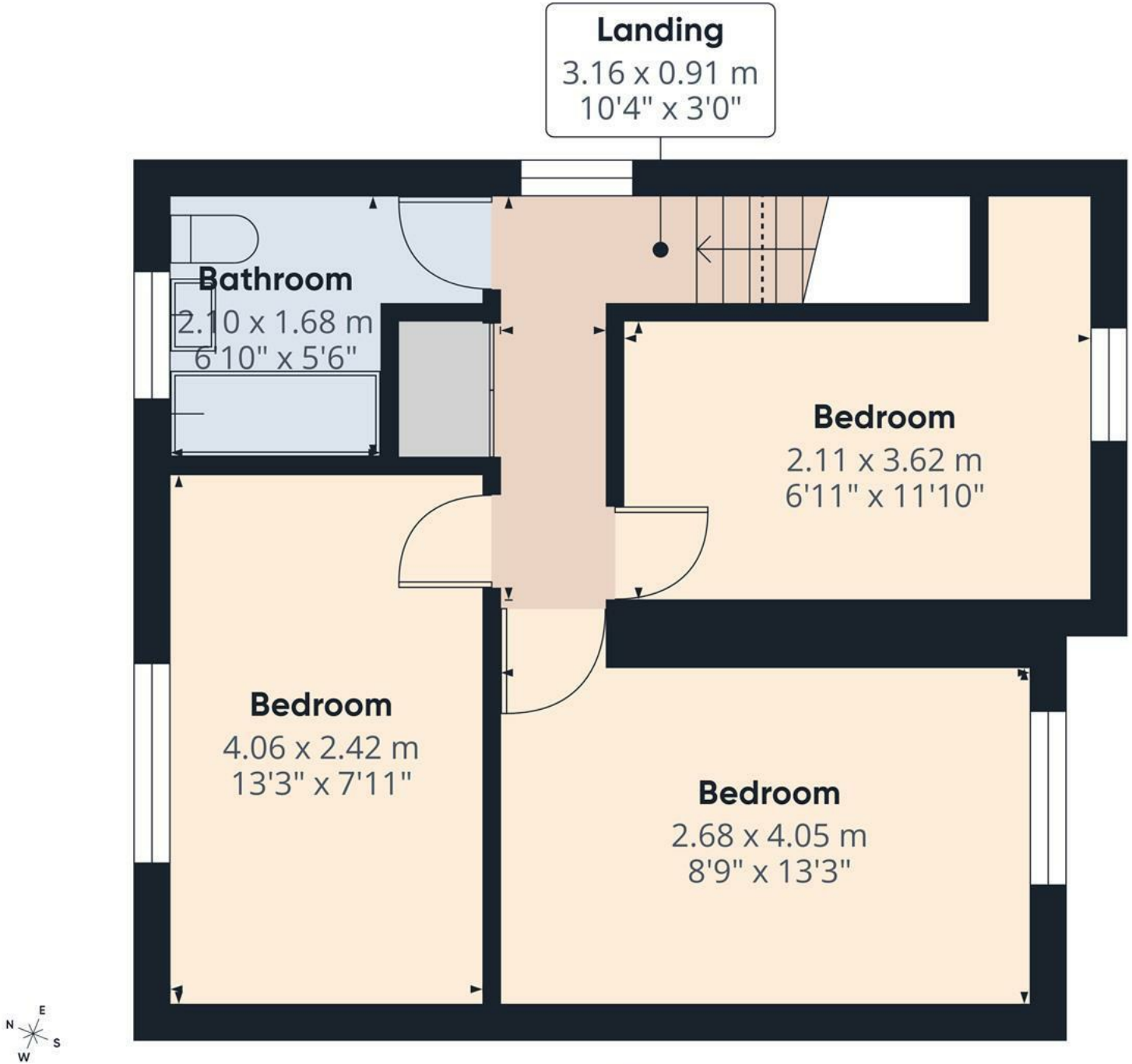

Floor 1

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Approximate total area(1)

37.4 m²

402 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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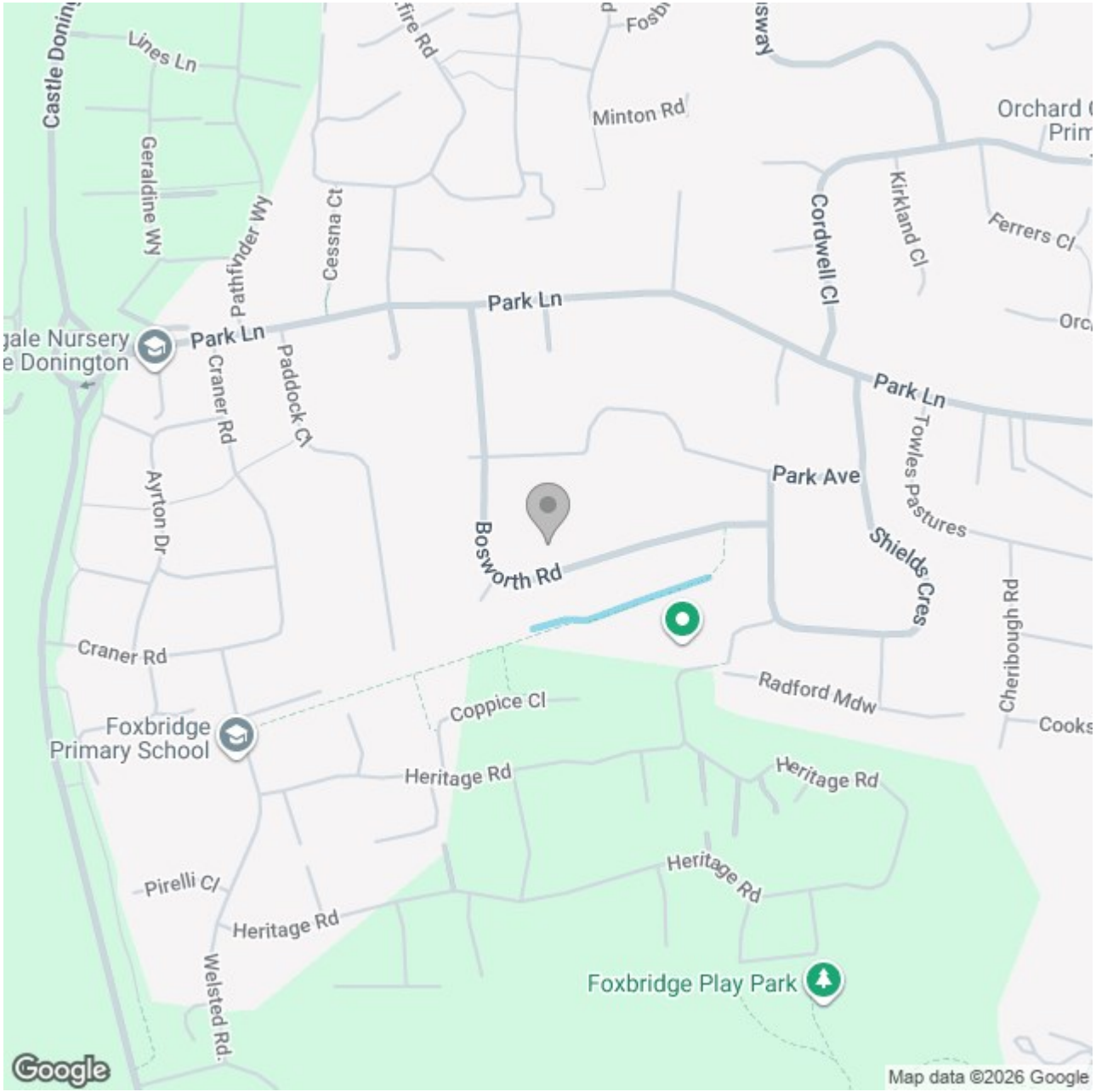

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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