

# Orchard Way

Measham, Swadlincote, DE12 7JZ



A superbly presented modern townhouse located in the popular village of Measham, benefiting from off road parking and a delightful enclosed rear garden.

£170,000

John German 

Boasting a range of local amenities including excellent transport links offered by convenient access to the A42, this superbly presented two-bedroom property offers a fantastic opportunity for first time buyer or investor.

**Accommodation;**

The front entrance door opens into the hallway with stairs rising to the first floor and a door through to the lounge.

The lounge is a bright and inviting reception space with an electric fire place offering a focal point to the room, a double glazed window to the front aspect and cleverly incorporates the understairs area to maximise the available floor space.

Continuing through, the refitted kitchen/diner comprises a range of wall and base level storage with work surface over. There is an integrated oven, gas hob and overhead extractor, tiled splashbacks and a sink and drainer unit beneath the double-glazed window to the rear aspect. Further appliance space is offered for a washing machine and a fridge/freezer. A door gives access out to the rear garden.

To the first floor, there are two well-proportioned bedrooms and a bathroom.

Bedroom one is a generous double, located to the front aspect with a double-glazed window looking out and having integrated storage over the stairs.

The second bedroom also features built in storage, currently comfortably hosting a single bed as well as other furniture.

These are serviced by the bathroom, with tiling to the walls and a white suite having a bath with shower over, low level wc, pedestal hand wash basin and chrome heated towel rail.

Externally, the maintained and attractive rear garden has both a patio and lawn, with garden shed towards the rear boundary. To the front the property benefits from off road parking.

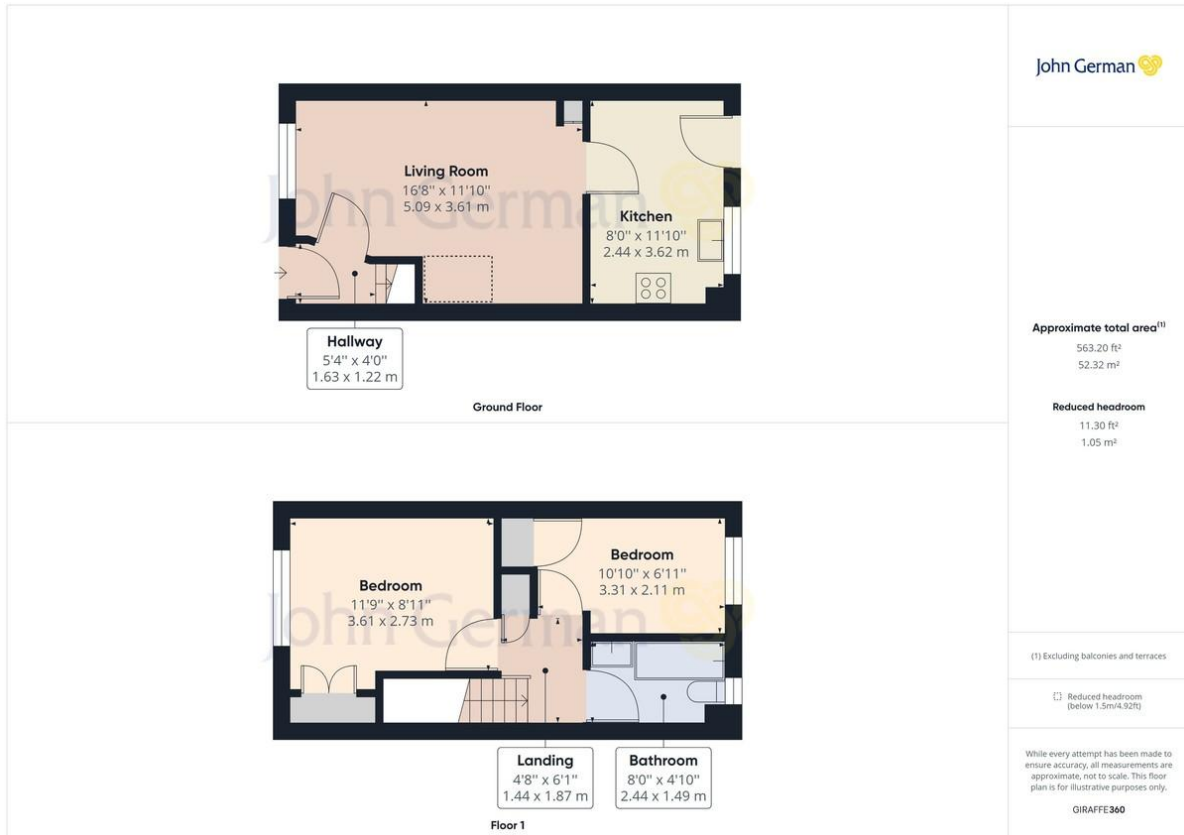
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/010623

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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