

Abney Crescent  
Measham  
DE12 7HH

£200,000

With HUGE POTENTIAL to further IMPROVE & MODERNISE, this spacious 3 bedroom semi-detached home is the perfect First Time Buy, occupying an excellent DEEP PLOT with a long driveway, SINGLE GARAGE, large dining kitchen, lounge, cloakroom/wc, LONG GARDEN with patio & NO UPWARD CHAIN





# Property Features

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- Semi Detached
- Huge Potential
- Excellent Plot
- Long Garden
- Single Garage
- 3 Bedrooms
- Bathroom
- Lounge
- Dining Kitchen
- No Chain

## Full Description

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A great opportunity to acquire a spacious three bedroom semi detached home which occupies an excellent plot and position situated on the popular Abney Crescent development just off Atherstone Road on the fringe of Measham village centre.

With huge potential to further improve and modernise the property offers a well proportioned interior of 850 Sq ft of living space and benefits from Gas central heating UPVC windows and ensuring a good EPC rating of C

Set back from the road behind a deep front garden, the property enjoys a long driveway approach providing ample off road parking for several vehicles leading to the single garage to the rear of the property. On entering you are welcomed into the entrance hall with stairs off, cloakroom/wc, the lounge overlooks the front garden whilst

the large dining kitchen provides huge scope with access to the rear.

On the first floor are three good sized bedrooms and main family bathroom. The long rear garden provides a blank canvass to landscape and enjoys a paved patio area.

Perfectly placed just off Atherstone Road, the property is within easy walking distance of all of Meashams excellent local amenities including shops including Tesco Expressschools, local pub, bus services and ease of access into the National Forest with Conkers Visitor centre, Hicks Lodge and Moira Furnace all close by. Measham lies on the M42 corridor with easy access to the midland's motorway network including Tamworth and Birmingham, with the market town of Ashby de la Zouch only 4 miles distant

### TENURE.

We are advised the property is Freehold

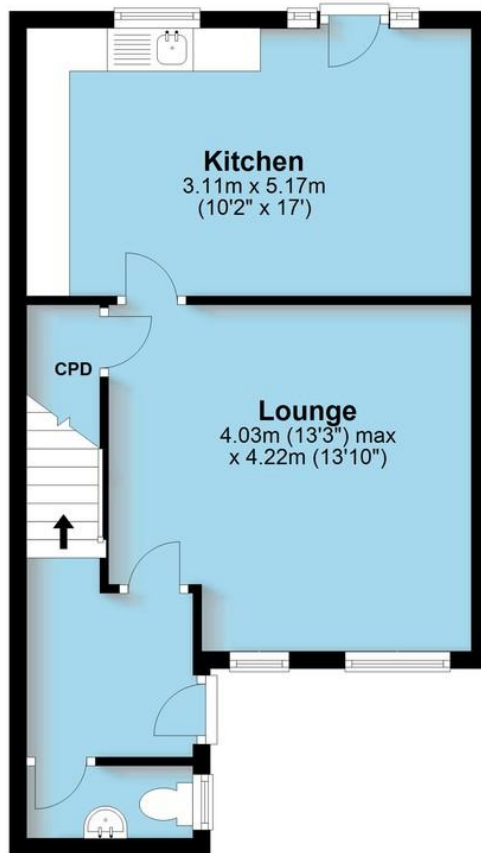
### COUNCIL TAX

The property is in Band B

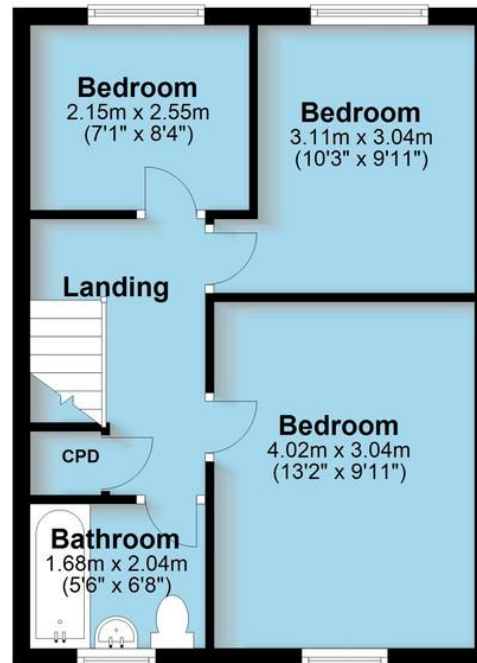




## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 79.0 sq. metres (850.8 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements