



- Burbage Location
- Two Bedrooms
- uPVC Double Glazing
- No Chain

44 Azalea Drive, Burbage, Leicestershire, LE10 2SH

£135,000

Situated within a popular residential area and close to local amenities. uPVC Double glazing and gas central heating. Spacious living room, fitted kitchen. Two good sized bedrooms, bathroom and enclosed rear yard. Garage en-block. Good condition throughout. Internal inspection recommended. Ideal investment or first time purchase. No chain.

Property Description

Lounge

19' 2" x 12' 2" (5.84m x 3.71m) Having uPVC double glazing, a ceiling light point, single panel radiator, television point, fire place and a stair case.

Kitchen

12' 1" x 8' 5" (3.68m x 2.56m) Having uPVC double glazing, ceiling light point, single panel radiator, base units, eye units, single sink with drainer, work surfaces, plumbing for a washing machine, gas oven and a gas hob with hood overhead.

Landing

Having, ceiling light point and a loft hatch.

Bedroom One

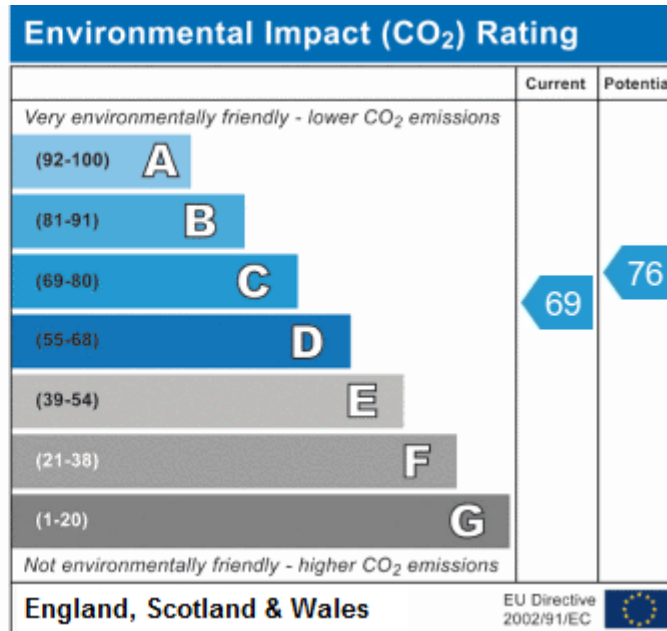
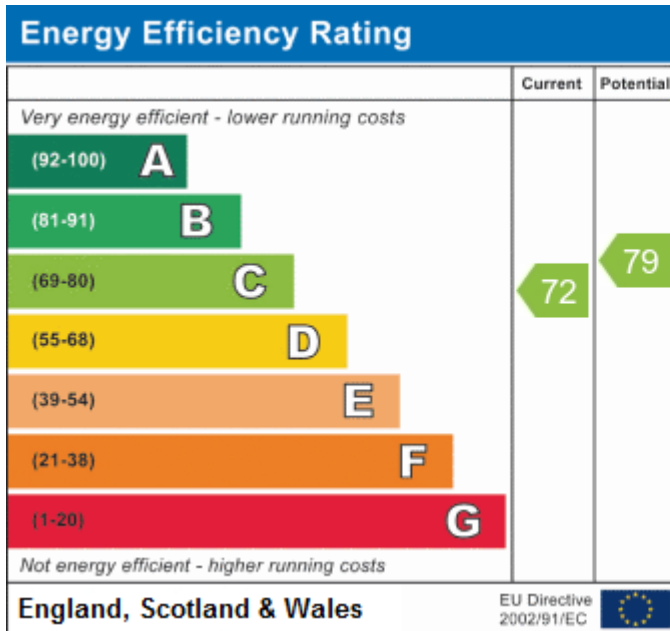
12' 2" x 10' 3" (3.71m x 3.12m) Having uPVC double glazing, ceiling light point, single panel radiator and a range of wardrobes.

Bedroom Two

12' 2" x 8' 0" (3.71m x 2.44m) Having uPVC double glazing, ceiling light point and a single panel radiator.

Bathroom

9' 5" x 5' 9" (2.87m x 1.75m) Having a ceiling light point, single panel radiator, low level w/c, wash basin and a bath with shower overhead.





GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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 are 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