

15 Westhaven Court Station Road,
Market Bosworth,
, CV13 0PR

£220,000

GENERAL







Front

Entrance Porch
A useful, double glazed Entrance Porch leads to the Breakfast Kitchen

Breakfast Kitchen
Fitted with a range of cream wall and base units, with a freestanding cooker and space for additional appliances. There is a window to the front, space for a dining table and a central heating radiator. An open doorway leads through to the sitting room.

Sitting Room
A spacious and light-filled room with a window and door overlooking the rear garden. Stairs lead to the first floor, and there is a central heating radiator.

Stairs To The First Floor
Stairs rise from the sitting room to the landing. With doors off to the bedrooms and bathroom. Attic hatch providing access to the attic space.

Bedroom One
With window to the rear and central heating radiator.

Bedroom Two
With window to the front and central heating radiator.

Bathroom
Fitted with a white suite comprising a panelled bath with shower over and glass screen, low flush lavatory and wash hand basin. There is a window to the front and a central heating radiator.

Garden
The rear garden is mainly paved for low maintenance, with a variety of mature shrubs and planted borders. The garden is enclosed by timber fencing and benefits from gated rear access.

Garage
A single garage located in a nearby block, with an up-and-over door to the front, providing useful additional storage space.

Council Tax
Hinckley & Bosworth - Band C

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Notes For Purchasers
Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Opening Hours
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed

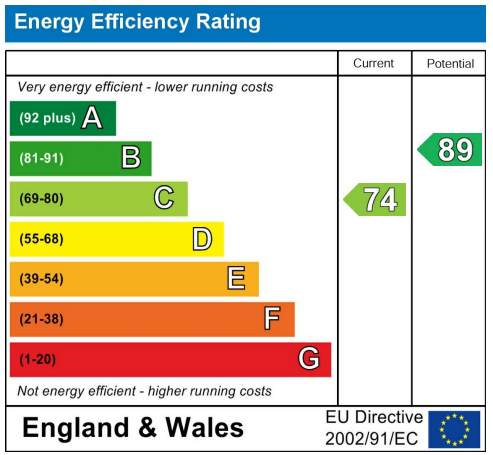
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As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.









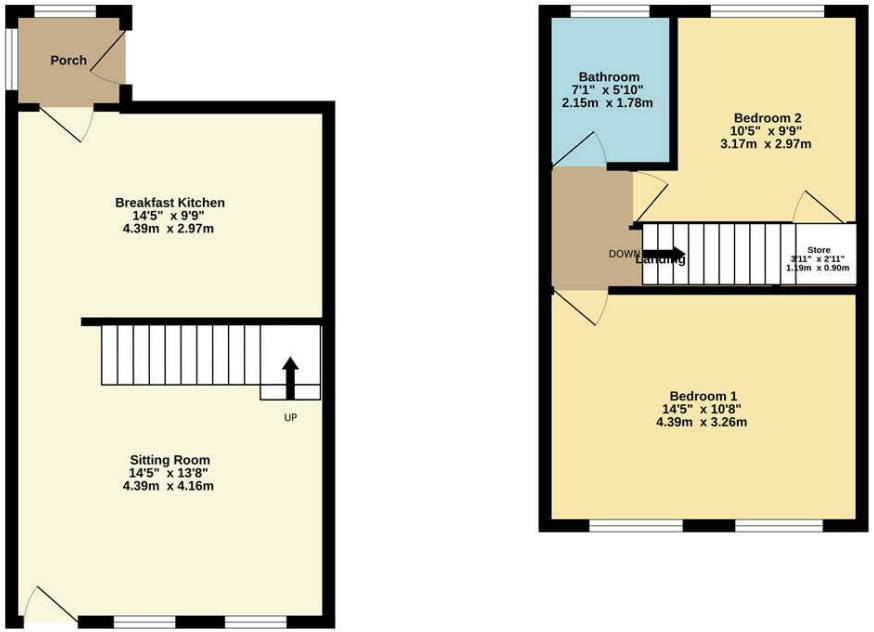






Ground Floor
360 sq.ft. (33.4 sq.m.) approx.

1st Floor
337 sq.ft. (31.3 sq.m.) approx.



Westhaven Court

TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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FOX

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