



8 BALLIOL ROAD, BURBAGE, LE10 2RE

ASKING PRICE £220,000

NO CHAIN. Much improved semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, co-op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. The property benefits from refitted kitchen, feature fireplace, coving, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, refitted kitchen and lounge dining room. Two good sized bedrooms and shower room. Driveway, front and enclosed rear garden with shed. New Carpets, curtains and blinds are included. Viewing highly recommended.



TENURE

Freehold

Council Tax Band C

ACCOMMODATION

Attractive composite front door to the

ENTRANCE HALLWAY

With laminate wood strip flooring, cupboard houses the gas and electric meters, single panelled radiator, smoke alarm and loft access, there is also a loft ladder and the loft is partially boarded. Door to

REAR REFITTED KITCHEN

8'6" x 10'7" (2.61 x 3.24)

With a range of floor standing kitchen units in cream with roll edge working surfaces above, inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Appliance recess points and plumbing for automatic washing machine, single panelled radiator. Wall mounted cupboard unit and one cupboard that houses the Valliant gas combination boiler for heating and domestic hot water. UPVC SUDG door to outside.

REAR LOUNGE/DINING ROOM

17'0" x 10'7" (5.19 x 3.24)

With UPVC SUDG sliding doors to rear garden, serving hatch, single panelled radiator and coving to ceiling. Feature fireplace houses the coal effect gas fire with tiled hearth and wooden surround.



FRONT BEDROOM TWO

8'6" x 9'2" (2.61 x 2.81)

With single panelled radiator. Door to



FRONT BEDROOM ONE

12'10" x 10'7" (3.93 x 3.24)

With single panelled radiator. Door to



SHOWER ROOM

5'5" x 5'10" (1.66 x 1.80)

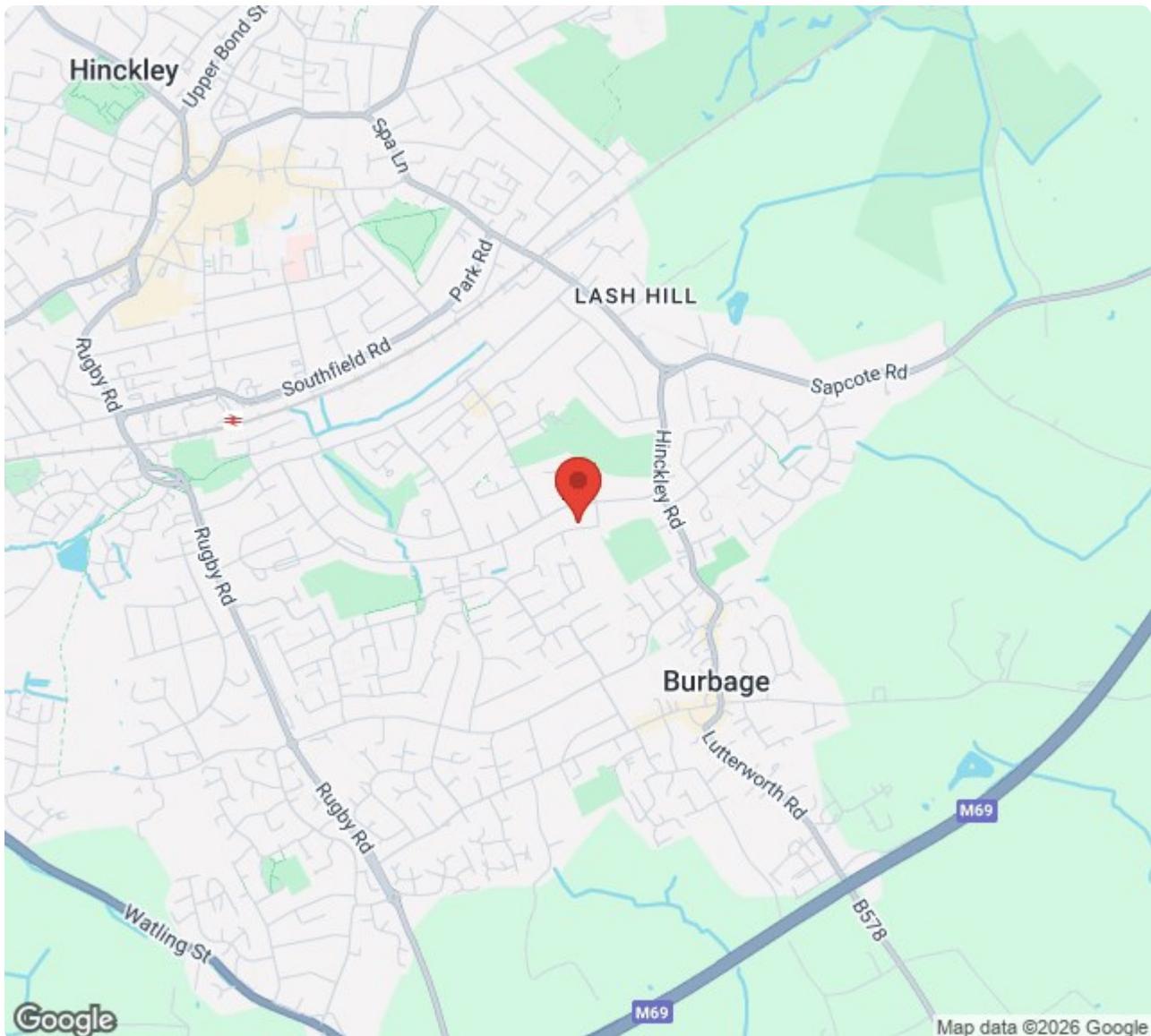
With enclosed corner shower cubicle with mixer shower and glazed shower screen, fully tiled surrounds including the flooring, low level WC, pedestal wash hand basin, heated towel rail. Wooden interior door to



OUTSIDE

The property is nicely situated set back from the road with a slabbed and stoned driveway. Double low level timber gate to side offers access to the side and rear garden. There is a timber shed, a slabbed and stoned patio adjacent to the rear of the property, raised lawn area with surrounding well stocked and established beds, water butt. Outside lighting.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	67
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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