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For Sale

Tel: 024 7635 7645



£240,000

123 Buxton Crescent, Broughton Astley LE9 6TA



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This beautifully presented three bedroom terraced home, built by Jelson Homes in 2021, offers modern living in the sought-after location of Broughton Astley.

Perfectly suited for first-time buyers, the property boasts a spacious hallway, a convenient downstairs WC, and an open-plan living, dining, and kitchen with contemporary grey units and integrated fridge/freezer and dishwasher. The living area is bright and airy with French doors into the garden. Upstairs, three well-proportioned bedrooms, with the master benefiting from a polished en suite. The family bathroom is fitted with a modern three piece suite with shower over bath.

Outside, the property offers a driveway to the side, suitable for two cars, ensuring parking is never an issue. The rear garden is ideal for outdoor gathering with patio and lawn area. Don't miss the opportunity to make this house your home.

Tenure: Freehold
EPC B
Council Tax Band B

Entrance

Double glazed door to the front aspect entering into a spacious hallway with stairs leading to first floor landing and under stairs cupboard.

Downstairs W/C 3'0" x 6'2" (0.92 x 1.9)



A coinvent downstairs toilet with two piece suite comprising low level wc, and hand wash basin.

Kitchen 8'3" x 10'10" (2.52 x 3.31)



Stylish Kitchen fitted with wall and base units, integrated fridge/freezer, standing level oven, gas hob and integrated dishwasher. Window to front aspect.

Living/Dining Room 14'11" x 14'9" (4.55 x 4.52)



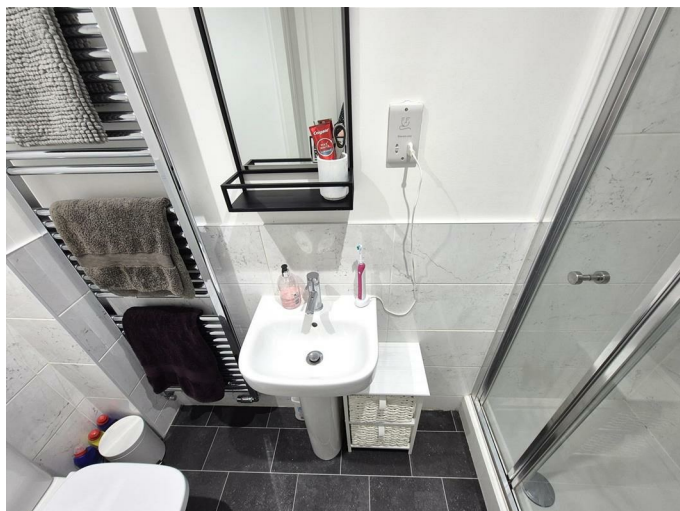
Generously sized living/dining area with French doors leading to garden and rear aspect window.

Master Bedroom 8'1" x 12'2" (2.47 x 3.72)



Great sized double bedroom with window to rear aspect.

En Suite 3'1" x 5'2" (0.94 x 1.59)



Fitted with three piece suite comprising low level wc, hand wash basin, shower cubicle and heated towel rail.

Bedroom Two 8'1" x 8'7" (2.47 x 2.64)



Good sized double with window to front aspect, letting in ample light.

Bedroom Three 6'5" x 10'4" (1.96 x 3.17)



Bedroom perfect for a nursery or office with window to rear aspect.

Bathroom 6'5" x 5'6" (1.97 x 1.7)



Modern bathroom with window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

Garden



To the rear of the property there are great sized laid to lawn garden with patio area and gated side access.

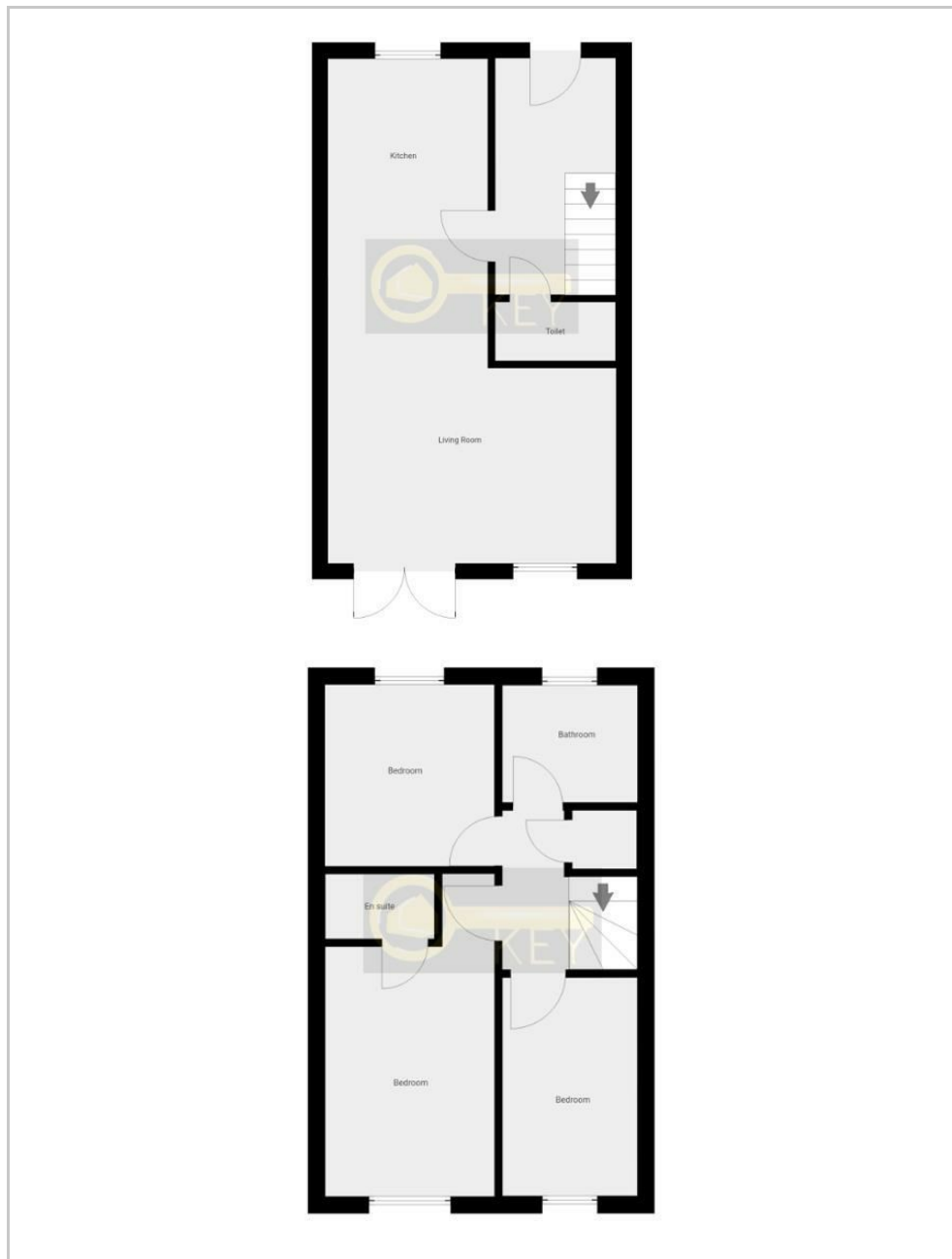
Rental Yield

£995-£1100 PCM

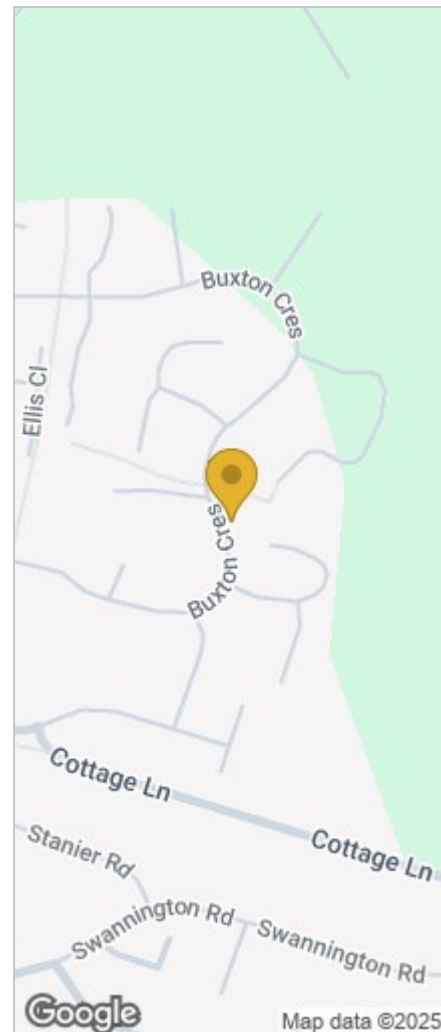
Agents Notes

We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

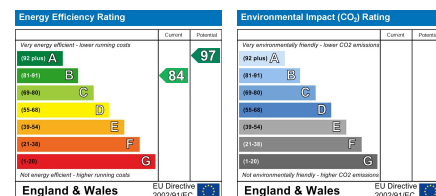
Floor Plan



Area Map



Energy Efficiency Graph



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