



- TWO BEDROOM END-TERRACE HOUSE
- ALLOCATED OFF ROAD PARKING
- GREAT LINKS FOR CITY & MAJOR ROADS

- VERY WELL PRESENTED PROPERTY
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Asking price £219,950

<https://www.judgeestateagents.co.uk>



A modern and well presented two bedroom End-Terrace house is situated within a small development of homes called 'Glebelands' on the northern outskirts of just outside the city boundary between Birstall and Thurston. This lovely home makes for an ideal first time purchase and benefits from an Entrance Hall, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. There is a well maintained and welcoming rear garden as well as a tarmac communal car parking area provides allocated off-road parking for one vehicle. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead to the first floor landing, radiator and a door to:

LIVING ROOM

15'3 x 12'5 - 9'1 (4.65m x 3.78m - 2.77m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and a door to:

KITCHEN/BREAKFAST

12'4 x 8'6 (3.76m x 2.59m)

There are a range of wall and base units having work surfaces, breakfast bar, sink with a mixer tap and drainer, integral oven, hob with extractor, radiator, power points as well as a window and a door to the rear aspect.

FIRST FLOOR LANDING

Having access to the loft, power point, airing cupboard and doors to:

BEDROOM

10'2 x 8'6 (3.10m x 2.59m)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM

12'4 - 9'1 x 8'1 - 4' (3.76m - 2.77m x 2.46m - 1.22m)

With a window to the front aspect, radiator, power points and fitted cupboard.

BATHROOM

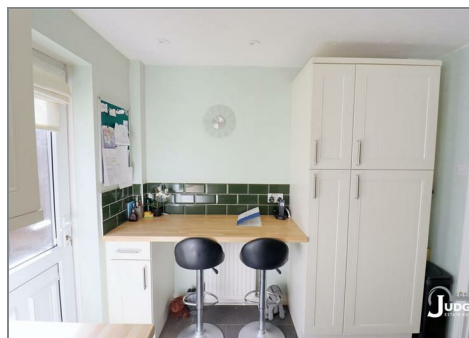
Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the side aspect.

REAR GARDEN

A well maintained and eye-catching garden with a patio, mainly laid to lawn and pebbled areas with a variety of shrubs and plants as well as a Shed.

PARKING

The property is accessed off of the main road to a tarmac communal car parking area that provides allocated off-road parking for one vehicle.





LOCATION

Situated just inside the City boundary between Thurcaston and Birstall, Glebelands road is well known for its popularity in terms of convenience for ease of access to the aforementioned City centre, as well as the market towns of Loughborough, Melton Mowbray, Ashby-de-la-Zouch and Coalville, the East Midlands International Airport at Castle Donington, the A46\1\1\69 major road network for travel north, south and west, and the adjoining Charnwood Forest with its many scenic country walks and golf courses.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your

co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS



Approx Gross Internal Area
54 sq m / 586 sq ft



Ground Floor
Approx 27 sq m / 296 sq ft

First Floor
Approx 27 sq m / 290 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
England & Wales		EU Directive 2002/91/EC	

