

- TWO BEDROOM TERRACE HOME
- CLOSE TO JUNCTIONS 23/24
- VERY WELL PRESENTED HOME

- ALLOCATED OFF ROAD PARKING SPACE
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Price guide £189,950

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



"The George" Market Place Belton, is a stunning redevelopment of a former house and hotel believed to date back to 1753. Situated within the grounds comes offered for sale this well presented and charming two bedroom terrace home. In brief the property benefits from an Entrance Hall/Dining Room, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Shower Room. Please note there is no rear garden however there is an allocated parking space. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL/DINING

There are returning stairs leading to the first floor landing, radiator, power points, windows to the front aspect and doors access to:

LIVING ROOM

13'3 x 12'4 (4.04m x 3.76m)

Benefiting from a window to the front aspect, radiator, power points and a TV point.

KITCHEN

10'11 x 10'6 (3.33m x 3.20m)

Having a range of wall and base units with work surfaces, integral dishwasher, integral oven, hob with extractor fan, windows to the front aspect, radiator and power points.

FIRST FLOOR LANDING

There is a Velux window to the rear aspect and doors to:

PRIMARY BEDROOM

13'5 x 12'5 (4.09m x 3.78m)

Benefiting from exposed original beams, radiator, power points, window to the front aspect and a wardrobe.

SHOWER ROOM

6'4 x 4'6 (1.93m x 1.37m)

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the front aspect, Heated towel rail and Complimentary tiling.

BEDROOM

8'7 x 5'1 (2.62m x 1.55m)

Having a window to the front aspect, radiator and power points.

PARKING

As advised by the vendor there is an allocated off road parking space.

BELTON VILLAGE

The charming rural village of Belton is in the heart of the Leicestershire countryside, benefiting from a village hall, a well regarded public house with restaurant, doctors surgery and junior school. There are a wider range of amenities in the





nearby towns of Shepshed, Loughborough and Ashby de la Zouch, and the village has strong commuter links to Derby, Nottingham, Leicester and Birmingham.

ADDITIONAL INFORMATION

The vendor has advised that there is a £23 per month management charge that includes public liability insurance. The property is Freehold.

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 cooperation 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.

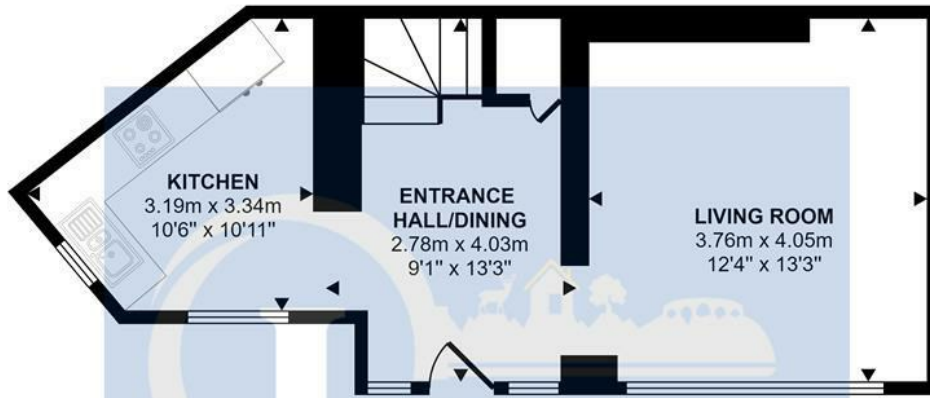
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

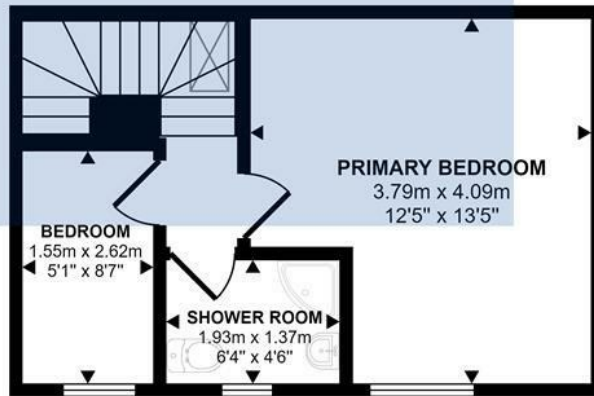
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR



Approx Gross Internal Area
61 sq m / 654 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 26 sq m / 280 sq ft

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			
(81-91) B			
(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			
England & Wales		EU Directive 2002/91/EC	

