



- TWO/THREE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING
- READY FOR NEXT OWNER TO ADD OWN TOUCH
- COUNCIL TAX BAND - B

Offers over £230,000

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



Located within this popular location comes offered for sale this two/three bedroom detached Bungalow. Briefly this property benefits from an Entrance door leading to the Living Room, Kitchen, Bedroom/Dining Room, Shower room, Two Bedrooms with a Conservatory off of one of the Bedrooms. There is a paved patio to the rear and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

13'4 x 11' (4.06m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points and a door to:

KITCHEN

10'11 x 6'10 (3.33m x 2.08m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, power points, window to the side aspect and doors leading to the inner hallway and door to:

BEDROOM/DINING ROOM

14'2 x 8' (4.32m x 2.44m)

There is a window to the front aspect, radiator, power points, fitted wardrobes with loft access.

INNER HALLWAY

There are doors leading to:

BEDROOM

11'3 x 7'11 (3.43m x 2.41m)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in shower, Radiator and a Window to the side aspect.

BEDROOM

10'11 x 10'9 (3.33m x 3.28m)

There is a radiator, power points, window to the rear aspect and door to:

CONSERVATORY

10'11 x 9'5 (3.33m x 2.87m)

Benefiting from windows to the rear and side aspects, power points, radiator and door to the side accessing the rear garden.

REAR GARDEN

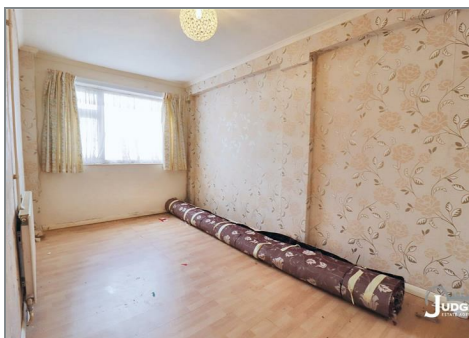
A mainly paved area with borders.

PARKING

From the front there is off road parking.

BRAUNSTONE TOWN

Braunstone Town is within close proximity to local amenities





including Braunstone Leisure Centre, Braunstone Park, Hockley Farm Medical Centre, local shops, a hotel, Braunstone Community Primary School and Queensmead Primary Academy. This area is fantastic for motorway links and access into the City. Nearby you will find the Fosse Retail Park as well as popular Supermarkets.

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.

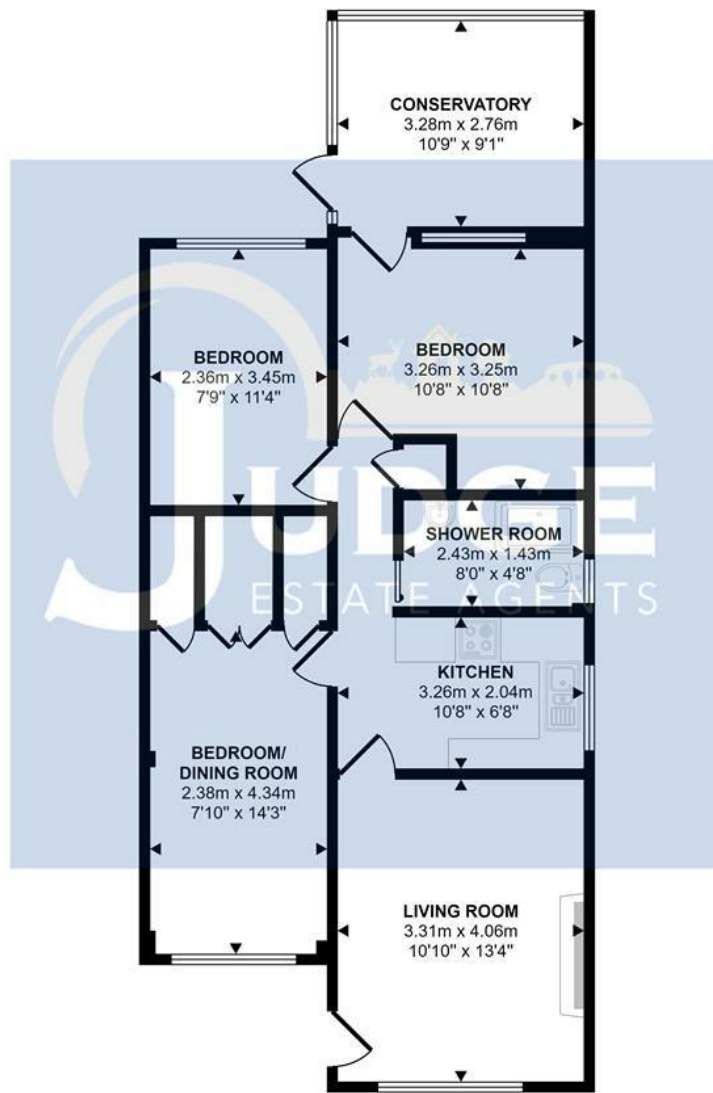
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
71 sq m / 763 sq ft



Floorplan

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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

