



- TWO BEDROOM TOWNHOUSE
- VERY WELL PRESENTED PROPERTY
- WELL LOCATED FOR LOCAL FACILITIES
- POPULAR LOCATION

- GARAGE IN BLOCK
- IDEAL FIRST TIME PURCHASE
- NO UPWARD CHAIN
- COUNCIL TAX BAND - B

Asking price £215,000

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



Close to the local amenities Glenfield has to offer whilst also being ideally positioned for City Centre and Motorway access comes offered for sale this very well presented two bedroom Townhouse. A lovely property that would suit a first time buyer and in brief benefits an Entrance Porch, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Shower Room. There is a low maintenance garden to the rear that has double gates. There is also a Garage situated within a block. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a door that leads to:

LIVING ROOM

14'11 x 13'9 (4.55m x 4.19m)

Benefiting from a window to the front aspect, power points, TV point, stairs leading to the first floor landing and there is also a door to:

KITCHEN

13'8 x 8'11 (4.17m x 2.72m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, window and door to the rear aspect and power points.

FIRST FLOOR LANDING

With access to the loft, power point and doors that lead to:

PRIMARY BEDROOM

13'9 x 11'4 (4.19m x 3.45m)

Benefiting from two windows to the front aspect and power points.

BEDROOM

9' x 6'10 (2.74m x 2.08m)

Having a window to the rear aspect, power points and built in cupboard.

SHOWER ROOM

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

REAR GARDEN

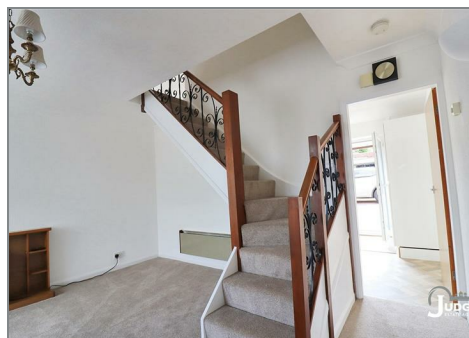
This is mainly block paved with double gates.

GARAGE

Situated within a block behind the property.

GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the





A46/M1/M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

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.

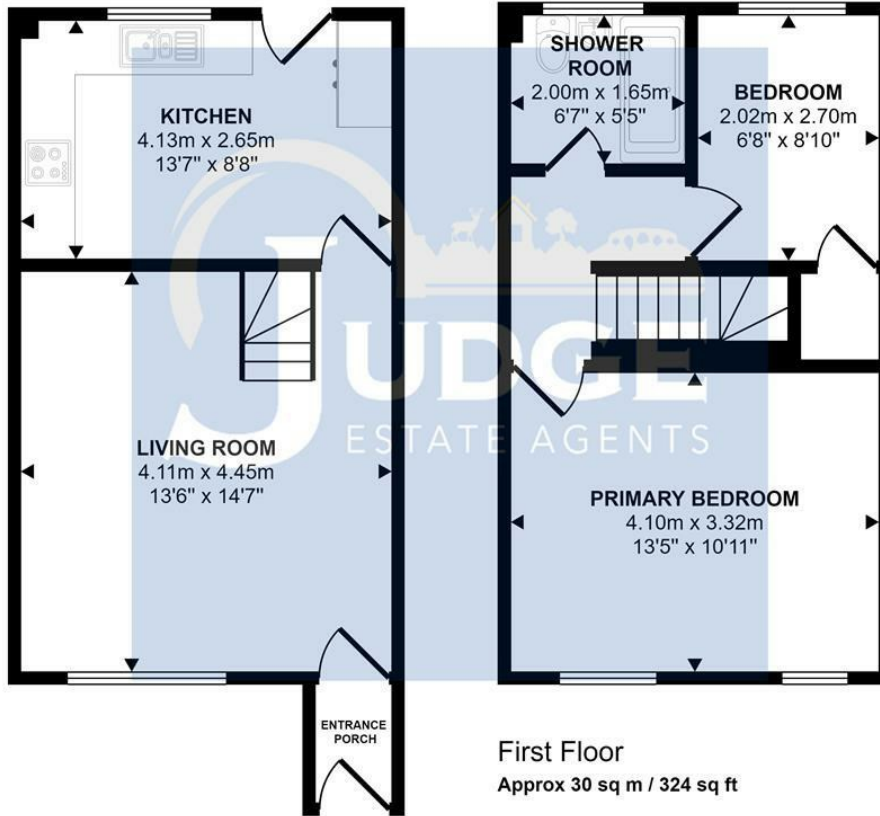
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
61 sq m / 659 sq ft



Ground Floor
Approx 31 sq m / 335 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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

