



- TWO BEDROOM END TOWNHOUSE
- IDEAL FIRST TIME PURCHASE
- GARAGE IN BLOCK (IN NEED OF REPAIR)

- IMMACULATELY PRESENTED
- CUL DE SAC LOCATION
- COUNCIL TAX BAND - B

Asking price £219,950

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





Located within this highly sought after Village comes offered for sale this immaculately presented, two bedroom End Townhouse. A lovely home that in brief benefits from an Entrance Porch, Entrance Hall, Living Room, Kitchen/Breakfast, First Floor Landing, Two Bedrooms and a Bathroom. There is a quaint garden from the rear that continues alongside this lovely House. There is an allocated Garage within a block however is in need of repair. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAILS.

#### ENTRANCE PORCH

With a door that leads to:

#### ENTRANCE HALL

There are stairs leading up to the first floor landing and a door that leads to:

#### LIVING ROOM

14'8" x 10'9" (4.47m x 3.28m)

Benefiting from a window to the front aspect, radiator, power points, TV point, under stairs cupboard and there is an access that leads through to:

#### KITCHEN/BREAKFAST

14' x 8'4" (4.27m x 2.54m)

Having a range of wall and base units with wooden work surfaces, Sink, integral oven, hob with extractor, Breakfast bar, windows and door to the rear aspect, power points and a radiator.

#### FIRST FLOOR LANDING

With a power point and doors that lead to:

#### PRIMARY BEDROOM

14' - 11' x 10'11" (4.27m - 3.35m x 3.33m)

Benefiting from two windows to the front aspect, radiator, power points and fitted cupboard.

#### BEDROOM

12'6" x 7'10" (3.81m x 2.39m)

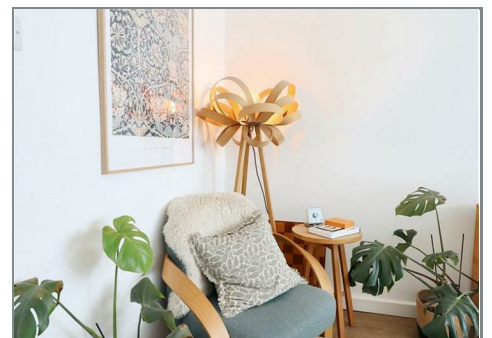
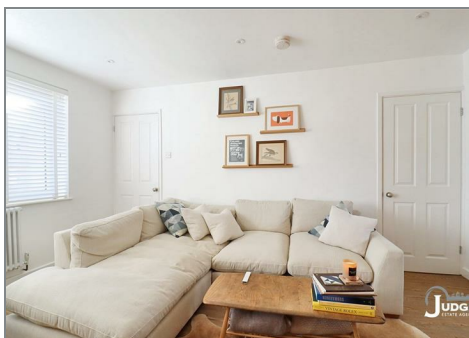
There is a window to the rear aspect, radiator and power points.

#### BATHROOM

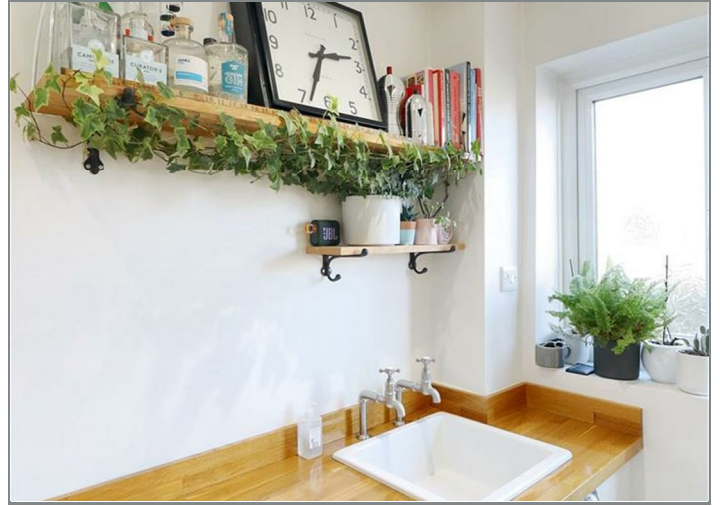
Comprising a low level WC, Wash hand basin, Bath with a Shower over, Window to the rear aspect, Complimentary tiling, Loft access, Heated towel and Radiator.

#### REAR GARDEN

There are steps down to a paved patio and then a laid to lawn garden that continues alongside the property. There is a gate to the rear also.







#### PARKING

There is as mentioned a Garage within a block however is in need of repair.

#### MARKFIELD VILLAGE

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

#### 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

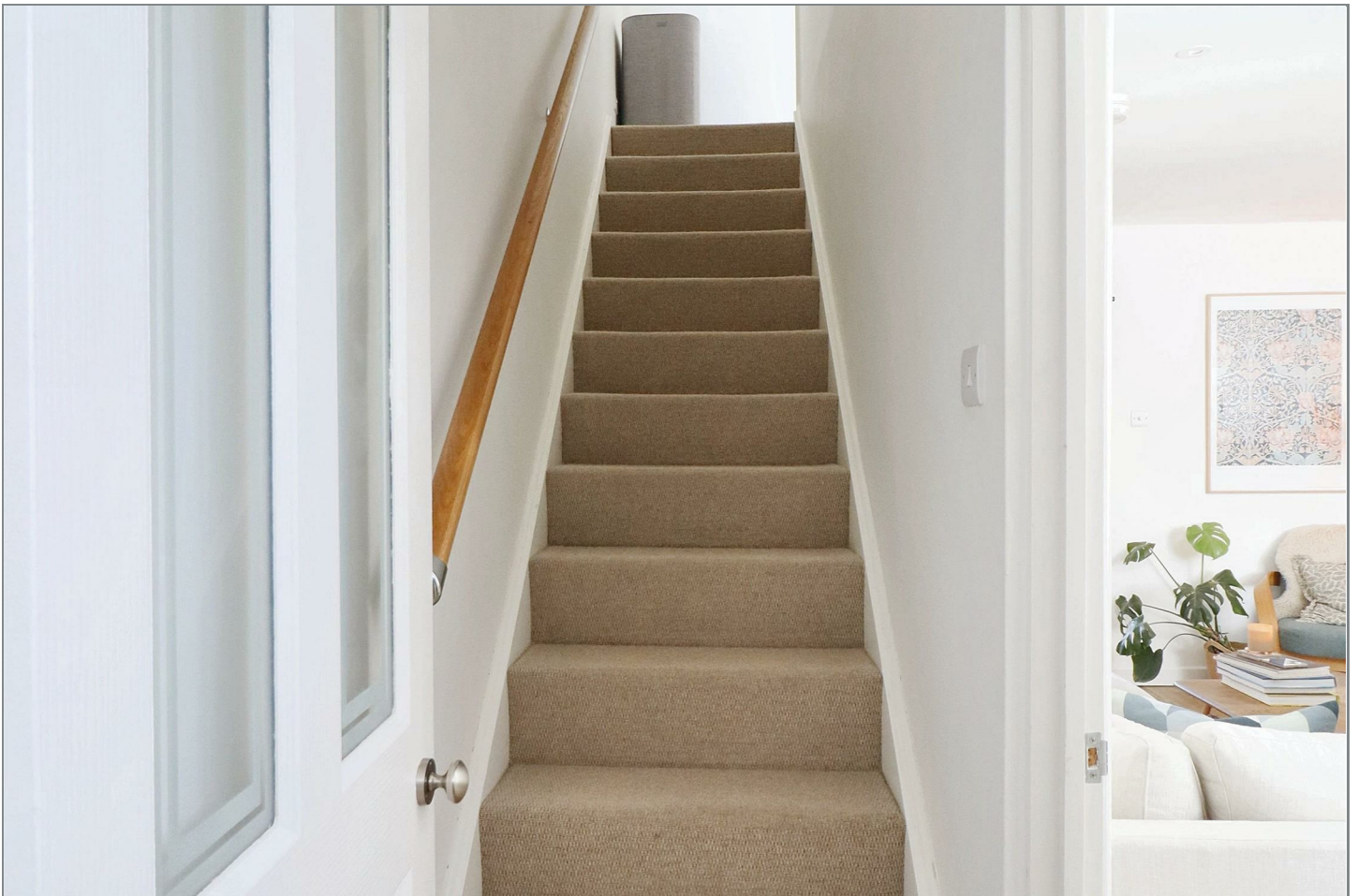
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

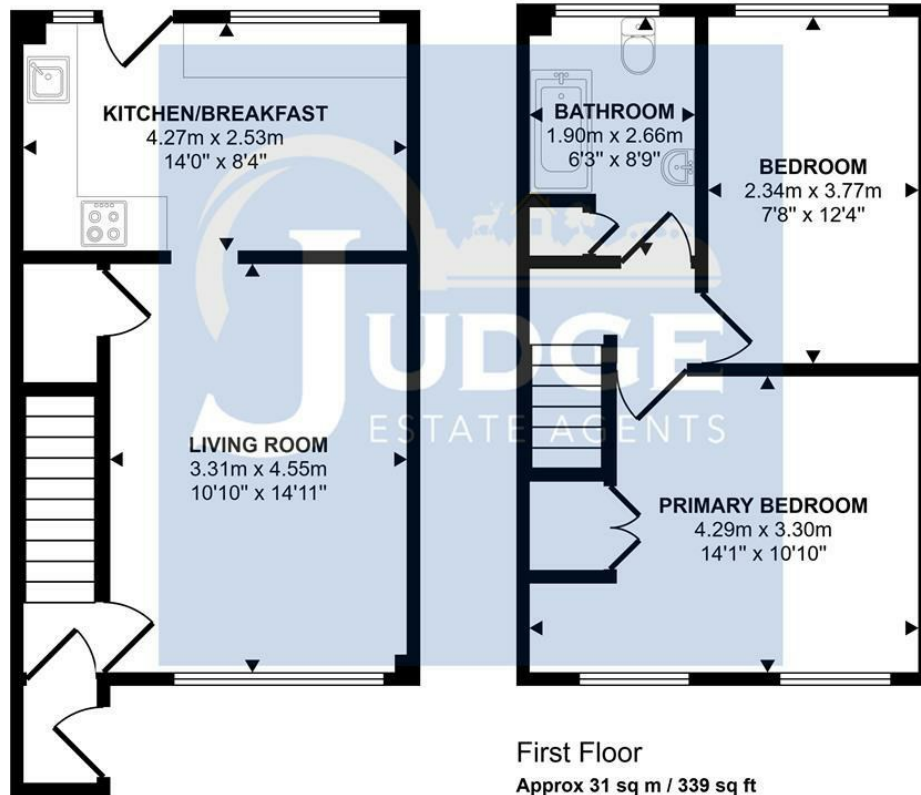
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



Approx Gross Internal Area  
63 sq m / 682 sq ft



Ground Floor  
Approx 32 sq m / 343 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.

