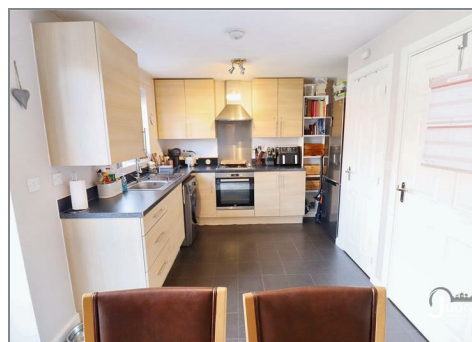
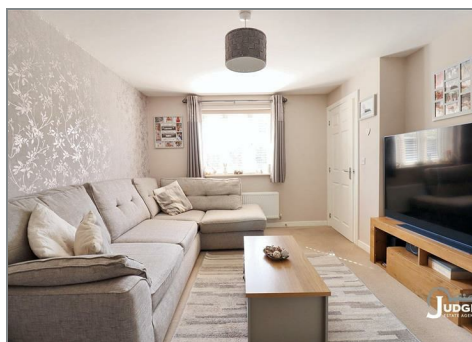




MILL HILL WOOD WAY IBSTOCK



25% Shared ownership £57,500

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



Located within the popular location of Ibstock comes offered for sale this very well presented Three Bedroom Semi-Detached House that is base on a 25% Shared Ownership. This lovely home in brief benefits from an Entrance Hall, WC, Living Room, Inner Lobby, Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. Outside to the rear is a low maintenance and well maintained garden and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are doors that lead to:

WC

Comprising a low level WC, Wash hand basin and a Radiator.

LIVING ROOM

13'11 x 11'3 (4.24m x 3.43m)

Benefiting from a window to the front aspect, radiator, power points, TV point and a door that leads to:

INNER LOBBY

With stairs leading up to the First Floor Landing and a door that leads to:

KITCHEN/DINING ROOM

14'10 x 8'5 (4.52m x 2.57m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, plumbing for a washing machine, Pantry, radiator, power points, window and Patio doors that are to the rear aspect.

FIRST FLOOR LANDING

Having access to the loft and doors that lead to:

PRIMARY BEDROOM

14'11 x 10'11 - 8'1 (4.55m x 3.33m - 2.46m)

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

BEDROOM

10'2 x 7'3 (3.10m x 2.21m)

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

BEDROOM

7'3 x 6'10 (2.21m x 2.08m)

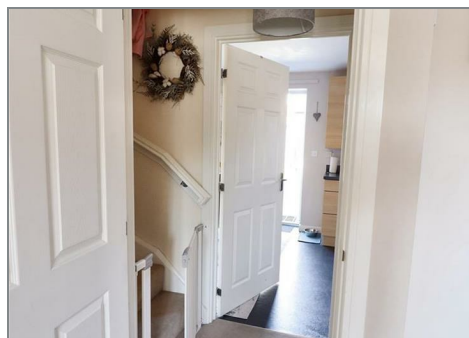
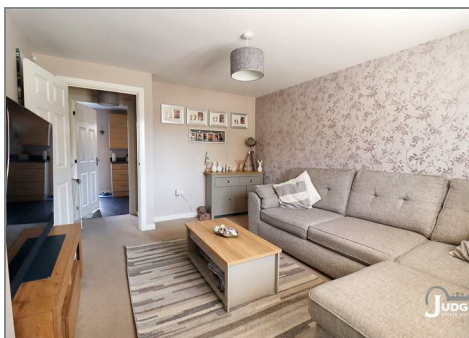
With a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Radiator and Extractor.

REAR GARDEN

A lovely low maintenance garden with Patio area to the rear with a artificial lawn garden having borders home to a number of plants and a Gravelled area.





PARKING

From the front there is off road parking.

ADDITIONAL INFORMATION:

The seller informs that the rent of the property is £392.71 PCM with an additional fee of £17.20PCM service charge for the up keep of the area.

IBSTOCK

Ibstock is situated in North West Leicestershire. There are a host of amenities in the town, including schooling, a doctors' surgery, eateries, public houses, and shops. Market Bosworth, is located 4 miles to the south, and Ashby de la Zouch, which is 5 miles to the north. The town is on the edge of beautiful open countryside and offers access to beautiful walks in the surrounding area.

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

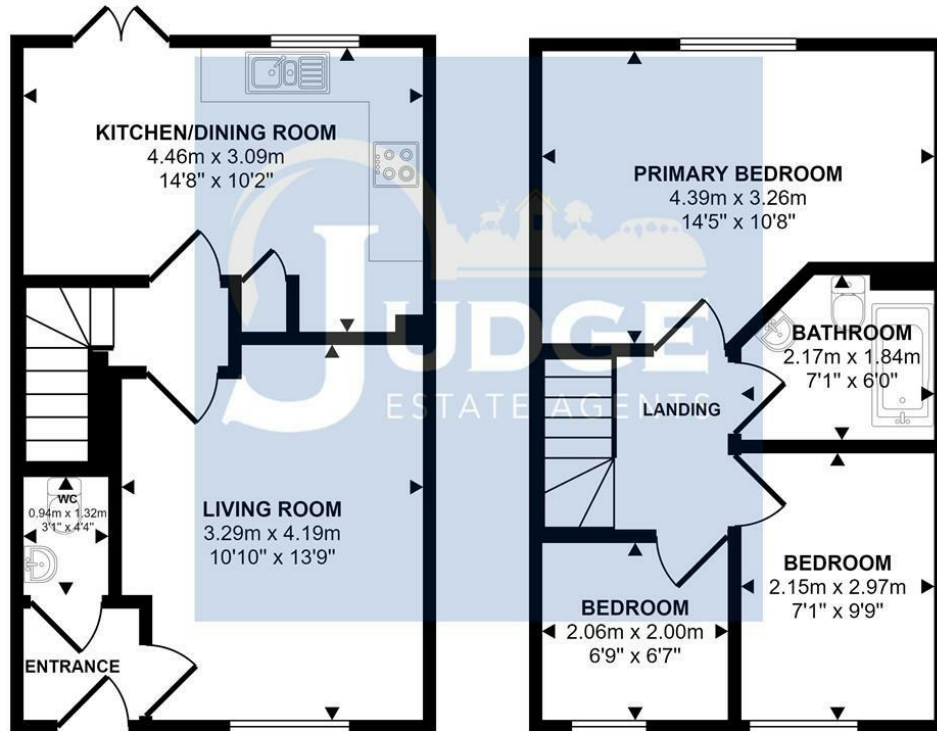
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask

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



Approx Gross Internal Area
66 sq m / 713 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 33 sq m / 354 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.

