



- TWO BEDROOM TOWNHOUSE
- NO UPWARD CHAIN
- WELL PRESENTED

- ALLOCATED OFF ROAD PARKING SPACE
- HIGHLY FAVOURABLE VILLAGE LOCATION
- COUNCIL TAX BAND - B

Price guide £200,000

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



Making an ideal first time purchase comes offered for sale with no upward chain this well presented two bedroom Townhouse. A lovely home situated not too far from the Village amenities as well as great links to the M1 and major city roads. The property in brief comprises an Entrance Porch, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. To the rear there is a low maintenance paved garden and gated access that can lead to where there is an allocated off road parking space. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having a cupboard and access to:

LIVING ROOM

17'2 x 11'7 (5.23m x 3.53m)

Benefiting from a window to the front aspect, radiator, power points, TV point, stairs leading up to the first floor landing and a door that leads to:

KITCHEN

11'8 - 9'8 x 6'10 (3.56m - 2.95m x 2.08m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob, airing cupboard, power points, window to the rear aspect and a door to the rear that gives access to the garden.

FIRST FLOOR LANDING

With doors that lead to:

PRIMARY BEDROOM

11'6 x 9'2 (3.51m x 2.79m)

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

BEDROOM

11'8 x 6'11 (3.56m x 2.11m)

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

BATHROOM

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

REAR GARDEN

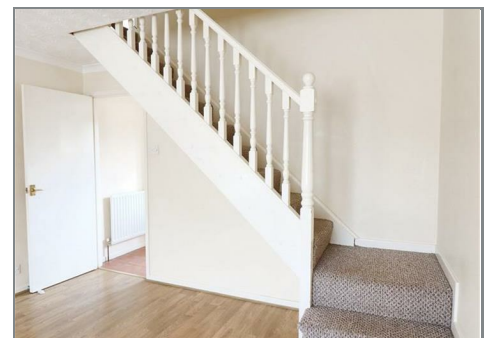
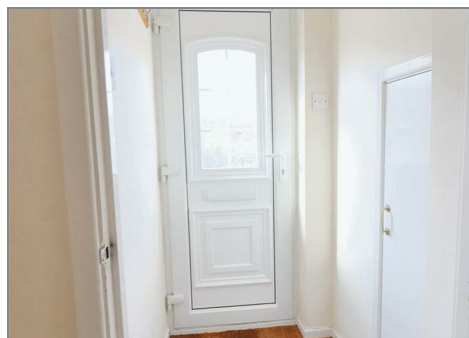
The rear garden is mainly paved with bordered area and a gate that leads to the rear accessing:

PARKING

There is an allocated off road parking space.

GROBY VILLAGE

Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment 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 East Midlands International Airport at Castle Donington, the A46 Western By-Pass which links Groby with Nottingham in the north and Junction 21 of the M1\M69\M42 major road network in the west for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

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.

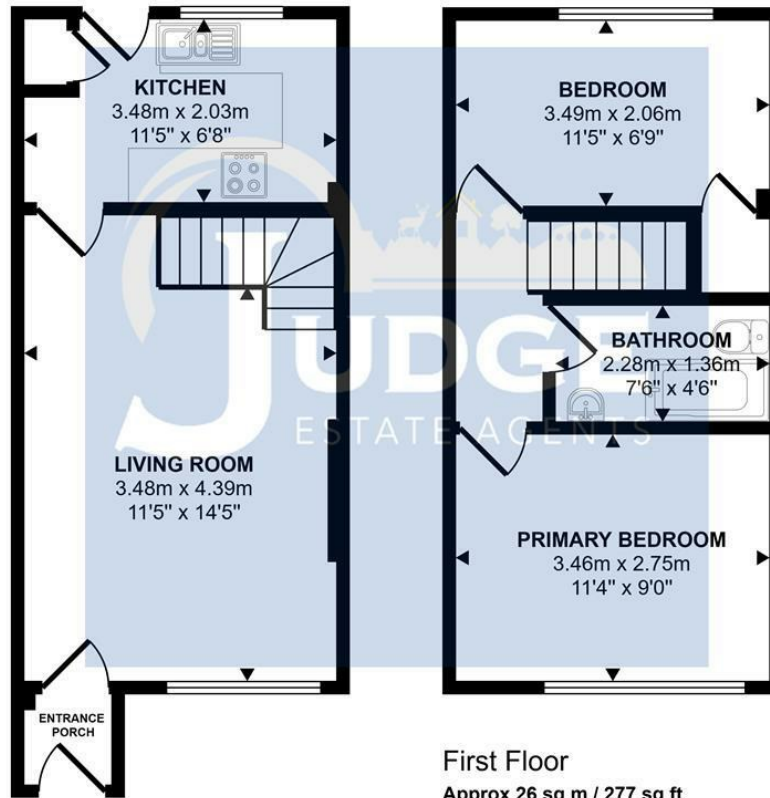
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
52 sq m / 565 sq ft



First Floor
Approx 26 sq m / 277 sq ft

Ground Floor
Approx 27 sq m / 288 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	

