



- THREE BEDROOM END TOWNHOUSE
- IDEAL FAMILY HOME
- POPULAR LOCATION

- IMMACULATELY PRESENTED
- EYE-CATCHING REAR GARDEN
- COUNCIL TAX BAND - A

Asking price £235,000

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



This well presented, three bedroom End Townhouse in popular residential location offering great links to major roads, motorway and shopping facilities and City Centre. This immaculately presented home benefits in brief of an Entrance Hall, Living Room, Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. There is an eye-catching and well maintained garden to the rear of this lovely house. The vendor is willing to negotiate with regards to a lot of the furnishings and items in the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that leads up to the First Floor Landing, window to the front aspect, radiator and doors that lead to:

LIVING ROOM

13'5 - 12'3 x 10'6 (4.09m - 3.73m x 3.20m)

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

KITCHEN/DINING ROOM

16'8 - 13'5 x 13'7 (5.08m - 4.09m x 4.14m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, Range oven with hob and extractor, patio doors to the rear aspect, power points, radiator, window to the front aspect, under stairs cupboard with plumbing for a washing machine.

FIRST FLOOR LANDING

With an airing cupboard, radiator, loft access, window to the front aspect and doors that lead to:

PRIMARY BEDROOM

13'1 x 9'5 (3.99m x 2.87m)

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

BEDROOM

12'1 x 9'10 (3.68m x 3.00m)

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

BEDROOM

11'9 - 9' x 6'8 (3.58m - 2.74m x 2.03m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the front aspect.

REAR GARDEN

A beautifully kept garden that enjoys a brick paved patio that leads to a patio and mainly laid to lawn garden with borders home to a number of shrubs and plants. There is an outhouse also that is used as a Utility Cupboard.





LOCATION

This popular inner ring road location is within a short drive of the Leicester City Centre and the western bypass providing excellent transport links. There is an ease of access to the major road an motorway as well as Fosse Park and Beaumont Leys each with their variety of shopping facilities and eateries.

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

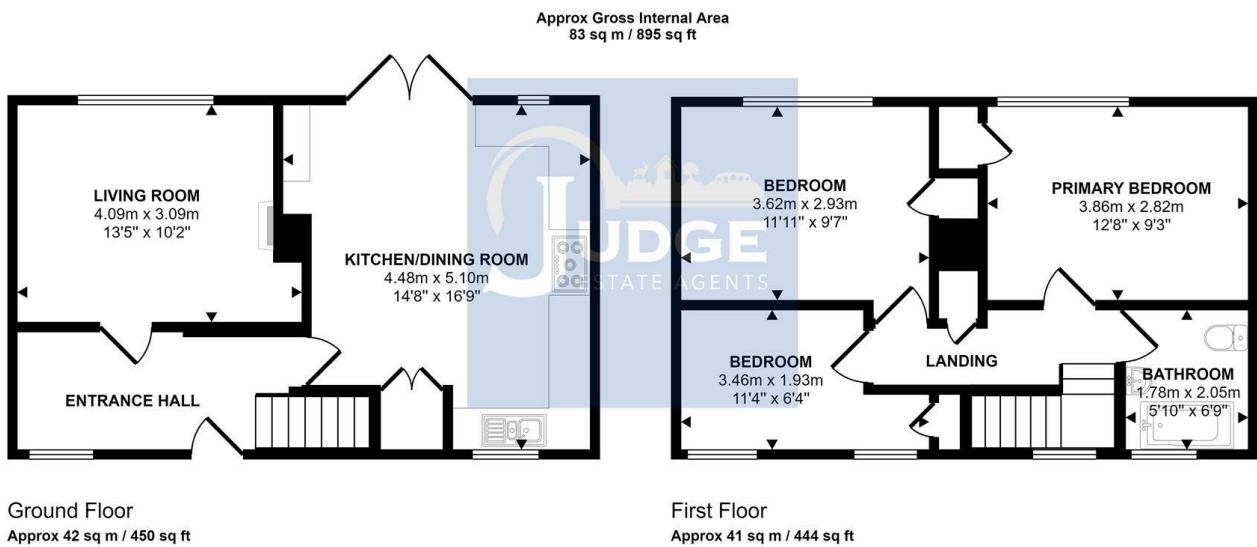
the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.





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.

