



- TWO BEDROOM MID TOWNHOUSE
- CLOSE LINKS TO CITY CENTRE

- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - A

Asking price £189,950

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



A two bedroom mid Townhouse property ideal for a first time buyer, situated off Red Hill Way, giving easy access into Leicester city centre together with good local amenities including a shopping centre. The property internally benefits briefly of an Entrance Hall, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. There is a well presented Rear Garden to the outside. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

LIVING ROOM

12'9" x 11'9" (3.89m x 3.58m)

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

KITCHEN

11'7" x 8'2" (3.53m x 2.49m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, window to the rear aspect, power points, pantry, plumbing for a washing machine and a door to the rear aspect accessing the Rear Garden.

FIRST FLOOR LANDING

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

BEDROOM

15'1" x 8'4" (4.60m x 2.54m)

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

BEDROOM

12' x 8'9" (3.66m x 2.67m)

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

BATHROOM

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

REAR GARDEN

A good size and well established garden with brick paved patio with steps up to a mainly gravelled garden having borders home to a number of shrubs and plants.

LOCATION

This popular area is close to local shops and amenities where you also will find a surgery and various schools. If you are commuting the property is within easy reach of the A6 and the A607, and there is also a bus route which will take you into 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 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.

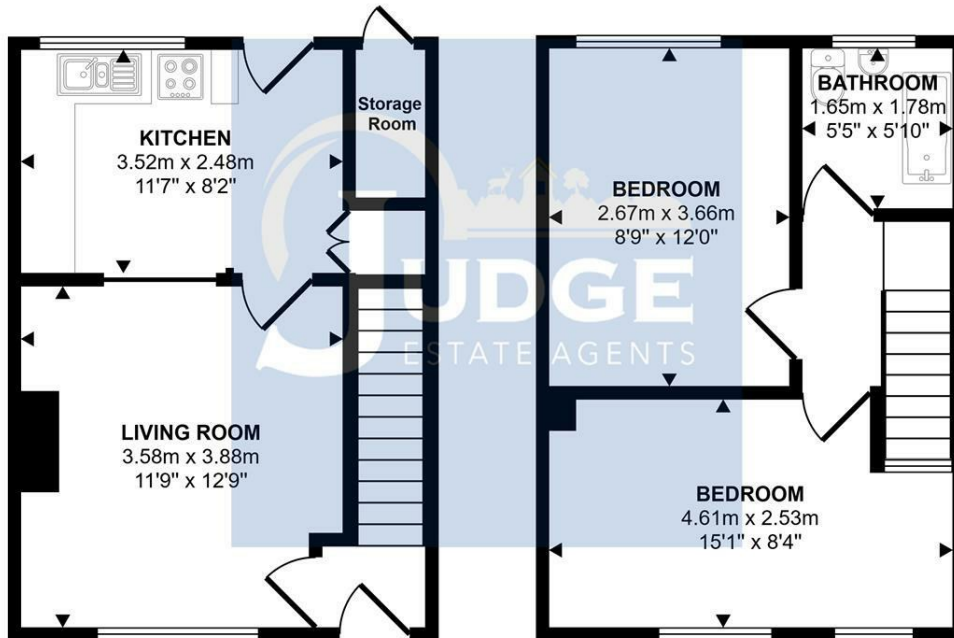
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
58 sq m / 624 sq ft



Ground Floor
Approx 29 sq m / 313 sq ft

First Floor
Approx 29 sq m / 311 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.

