

- THREE BEDROOM SEMI-DETACHED HOUSE
- READY FOR NEXT OWNER TO ADD OWN VISION TO
- GREAT LINKS TO MAJOR ROADS AND MOTORWAY
- GENEROUSLY SIZED REAR GARDEN
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND - C

Price guide £250,000

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



Located within this convenient and popular location comes offered for sale this three bedroom semi-detached house. Ready for the next owner to add their own improvements and vision to, the property benefits an Entrance Hall, Living Room, Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. Outside there is Off Road Parking to the front and from the rear there is a generously sized Rear Garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading up to the first floor landing, power point, radiator, under stairs cupboard and doors that lead to:

LIVING ROOM

13'9" into bay x 11'5" (4.19m into bay x 3.48m)

Benefiting from a bay fronted window, radiator, power points and a feature fire surround.

KITCHEN/DINING ROOM

17'9" - 11'5" x 12'1" - 8'10" (5.41m - 3.48m x 3.68m - 2.69m)

Having a range of wall and base units with work surfaces, sink, plumbing for a washing machine, power points, radiator, window to the rear and side aspects and a door to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect, access to the loft, power point and doors that lead to:

BEDROOM

13'10" x 11'6" (4.22m x 3.51m)

Benefiting from a bay fronted window, radiator and power points.

BEDROOM

11'11" x 11'6" (3.63m x 3.51m)

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

BEDROOM

8'10" x 6' (2.69m x 1.83m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath, window to the front aspect, complimentary tiling and radiator.

REAR GARDEN

A generously sized garden with a patio that leads to a gravelled and laid to lawn garden with a shed, greenhouse, store and outside WC.

PARKING

From the front there is off road parking.





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, Turkish and Indian takeaways, a fish and chip shop, a newsagent, 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.

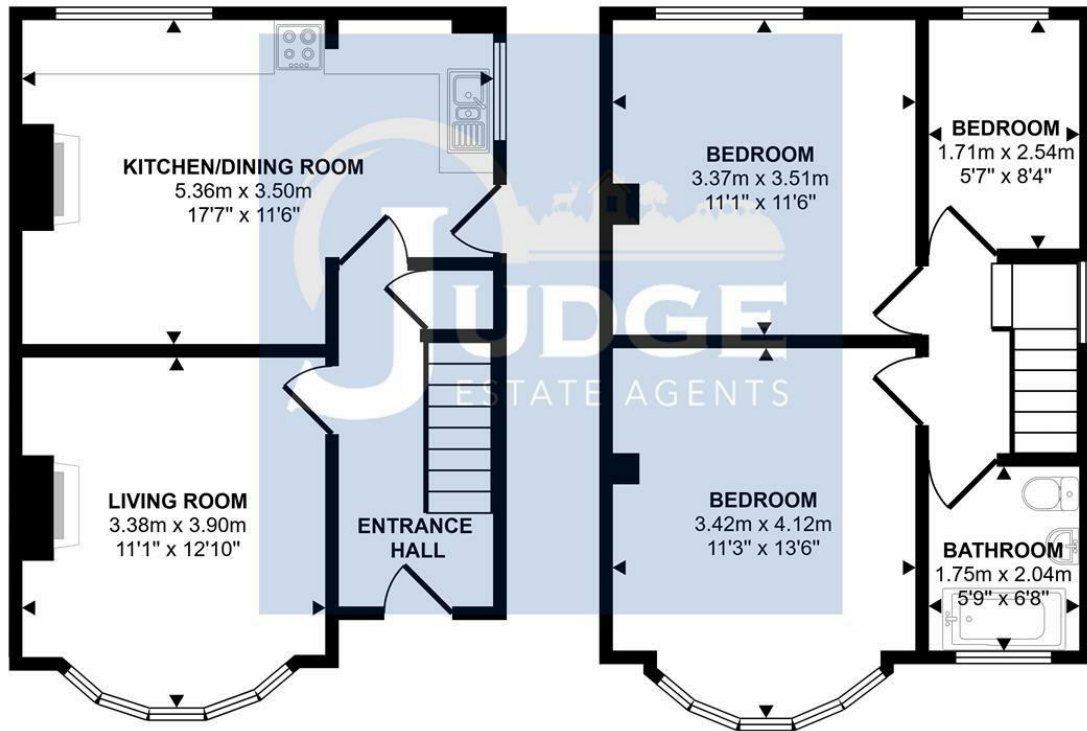
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

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



Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

First Floor
Approx 38 sq m / 414 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	

