



- TWO BEDROOM TOWN HOUSE
- GARAGE IN BLOCK
- LOW MAINTENANCE REAR GARDEN
- GREAT FOR LINKS TO MOTORWAY

- OFF ROAD PARKING
- IDEAL FIRST TIME PURCHASE
- CUL DE SAC POSITION
- COUNCIL TAX BAND - B

Offers over £190,000

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



Offered for sale with no upward chain and making an ideal first time purchase comes offered for sale this two bedroom townhouse. Located within a cul de sac position, this lovely property in brief benefits from an Entrance Hall, Living Room, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. There is a low maintenance rear Garden as well as gravelled off road parking and a Garage in a block. 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

14'11 x 10'11 (4.55m x 3.33m)

Benefiting from a window to the front aspect, radiator, power points, under stairs cupboard and door that leads to:

KITCHEN

14' x 8'4 (4.27m x 2.54m)

There are base units with work surfaces, sink, power points, radiator, windows to the rear aspect, plumbing for a washing machine and a door that leads to the rear garden.

FIRST FLOOR LANDING

Having a power point and doors that leads to:

PRIMARY BEDROOM

11'1 x 10'11 (3.38m x 3.33m)

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

BEDROOM

12'6 x 7'11 (3.81m x 2.41m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling, airing cupboard and a window to the rear aspect.

REAR GARDEN

A low maintenance garden that enjoys a patio and gravelled area.

PARKING

From the front there is gravelled off road parking.

GARAGE

There is an allocated Garage within a block.

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 and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, 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.

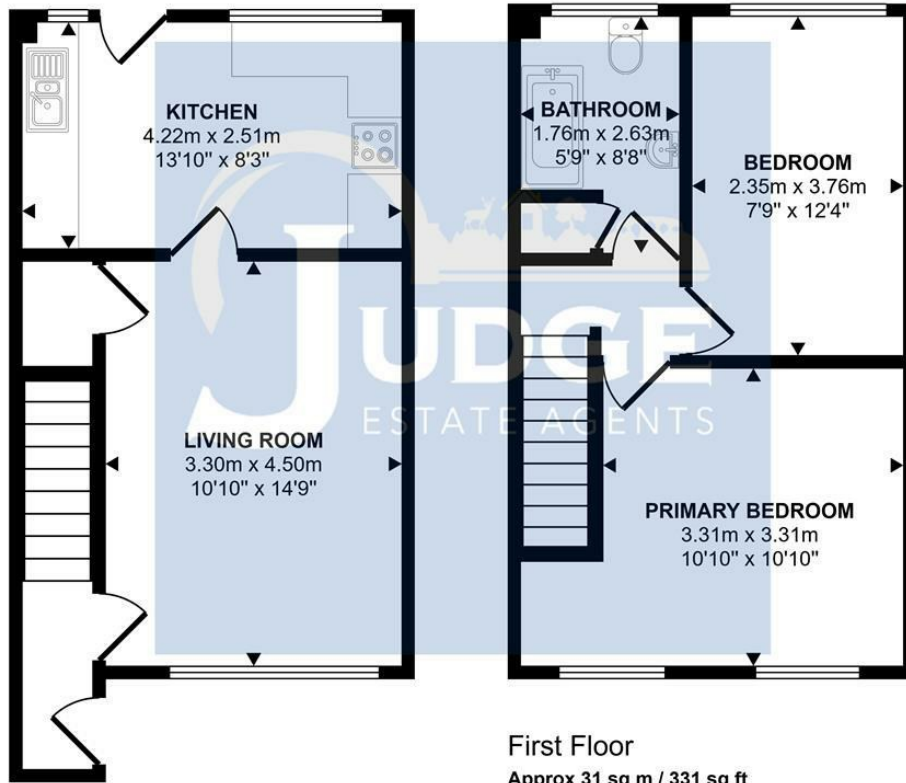
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 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
62 sq m / 666 sq ft



Ground Floor
Approx 31 sq m / 335 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.

