



- THREE BEDROOM DETACHED HOUSE
- GARAGE (IN NEED OF REPAIR)
- READY FOR NEXT OWNER TO MODERNISE

- GROUND FLOOR WC
- IDEAL FOR ACCESS TO CITY CENTRE
- COUNCIL TAX BAND - C

Asking price £250,000

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





Conveniently located for access into Leicester City Centre as well as being ideally positioned for access to Beaumont Leys Shopping and the A46 comes offered for sale this three bedroom detached house. Ready for the next owner to add their 'own touch' to, the property in brief benefits from an entrance hall, WC, living/dining room, kitchen/breakfast, first floor landing, three bedrooms, bathroom and a separate WC. There is a low maintenance rear garden as well as access along the rear to a garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, window to the side aspect, fitted cupboard and doors that lead to:

#### WC

Comprising a low level WC and a window to the side aspect.

#### LIVING/DINING ROOM

18'7 x 11'3 (5.66m x 3.43m)

Benefiting from a window and patio doors that are to the rear aspect, radiator, power points, TV point, feature fire surround and door to:

#### KITCHEN/BREAKFAST

15'4 x 9'1 (4.67m x 2.77m)

There are a range of wall and base units with work surfaces, sink, windows to the front and side aspects, power points, radiator and a door to the side as well as a door that leads to the entrance hall.

#### FIRST FLOOR LANDING

With a window to the side aspect, loft access, airing cupboard and doors that lead to:

#### BEDROOM

12'8 x 10'7 (3.86m x 3.23m)

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

#### BEDROOM

11'7 - 10'11 x 10'7 (3.53m - 3.33m x 3.23m)

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

#### BEDROOM

8'6 x 7'11 (2.59m x 2.41m)

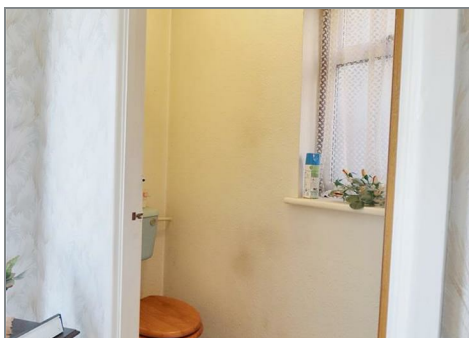
There is a window to the rear aspect, radiator and power points.

#### BATHROOM

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

#### WC

Comprising a low level WC and a window to the side aspect.







### REAR GARDEN

A low maintenance garden which comprises mainly from a paved area that steps to a mainly laid to lawn garden.

### PARKING

There is an allocated to the rear of the property that is in need of renovation.

### LOCATION

This popular location offers many excellent schools within walking distance and good road links to Leicester City Centre and the A46 towards major motorways.

### 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 AND FLOOR PLAN

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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

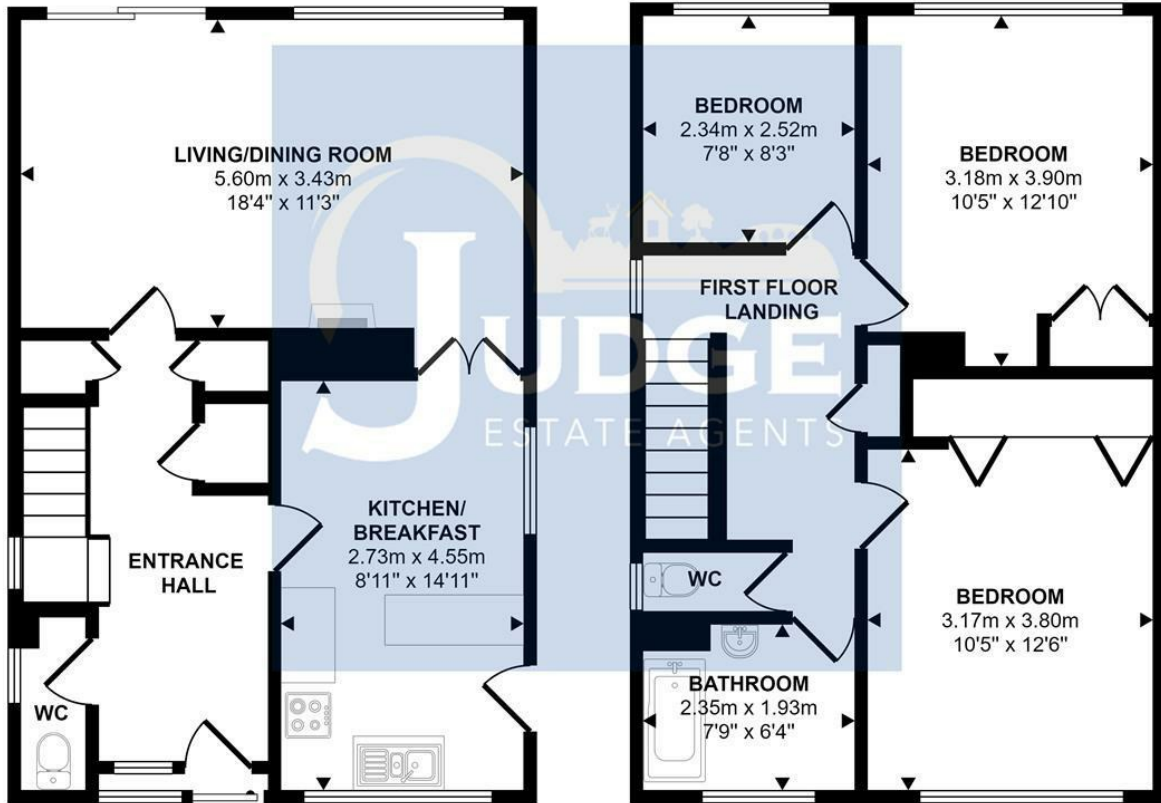
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of

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,



Approx Gross Internal Area  
97 sq m / 1045 sq ft



Ground Floor  
Approx 48 sq m / 514 sq ft

First Floor  
Approx 49 sq m / 531 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	