



- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC POSITION
- IDEAL FAMILY HOME
- OFF ROAD PARKING & GARAGE
- WELL ESTABLISHED AND MAINTAINED GARDEN
- COUNCIL TAX BAND - B

Asking price £259,950

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



Judge Estate Agents are happy to offer to the market this three bedroom semi-detached house that resides upon a cul-de-sac position and located ideally for access to major city roads and motorway links as well as access to Fosse Park shopping and the City Centre. Briefly this lovely home benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. Outside to the rear there is a well maintained and established garden and from the front there is Off road parking that leads to a Garage.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having a radiator, power point, stairs leading up to the first floor landing and doors that lead to:

LIVING ROOM

12'9 x 10'4 (3.89m x 3.15m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and access through to:

DINING ROOM

10'8 x 8'9 (3.25m x 2.67m)

With patio doors to the rear aspect, radiator and power points.

KITCHEN

10'3 x 7'5 (3.12m x 2.26m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, power points, windows to the rear and side aspects and a door that leads to the rear garden.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM

12'7 maximum x 9'9 (3.84m maximum x 2.97m)

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

BEDROOM

10'2 x 9'4 from fitted wardrobes (3.10m x 2.84m from fitted wardrobes)

There is a window to the rear aspect, radiator, power points as well as fitted wardrobes.

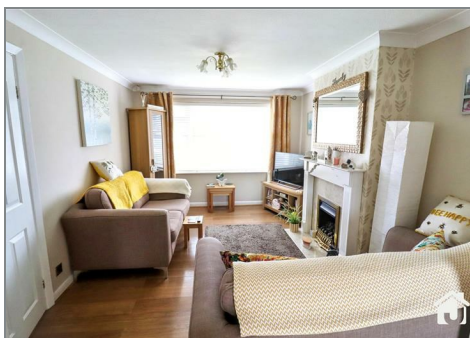
BEDROOM

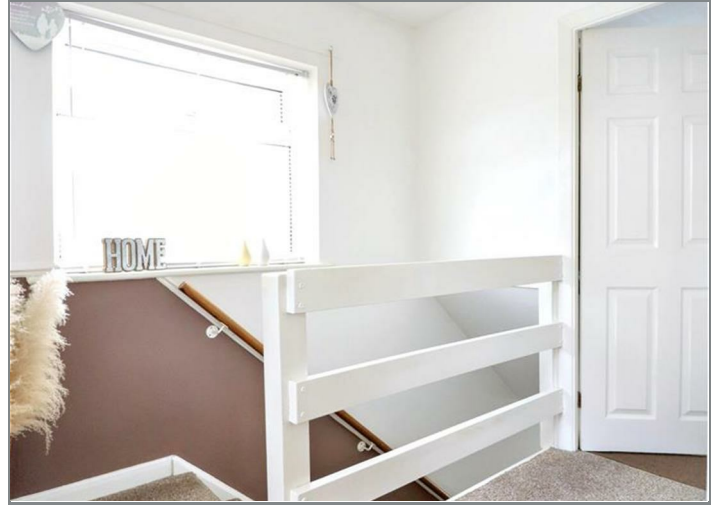
6'6 x 6'6 (1.98m x 1.98m)

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

BATHROOM

Comprising a low level WC, wash hand basin, Bath with a shower over, complimentary tiling, radiator and a window to the rear aspect.





REAR GARDEN

A lovely garden with a decked area that enjoys an artificial lawn and bordered areas, shed as well as a door that leads to the Garage.

PARKING

From the front there is off road parking that leads to:

GARAGE

20' x 7'5 (6.10m x 2.26m)

Benefiting from an up and over door with the facilities of both power and lighting.

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 & FLOORPLANS

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

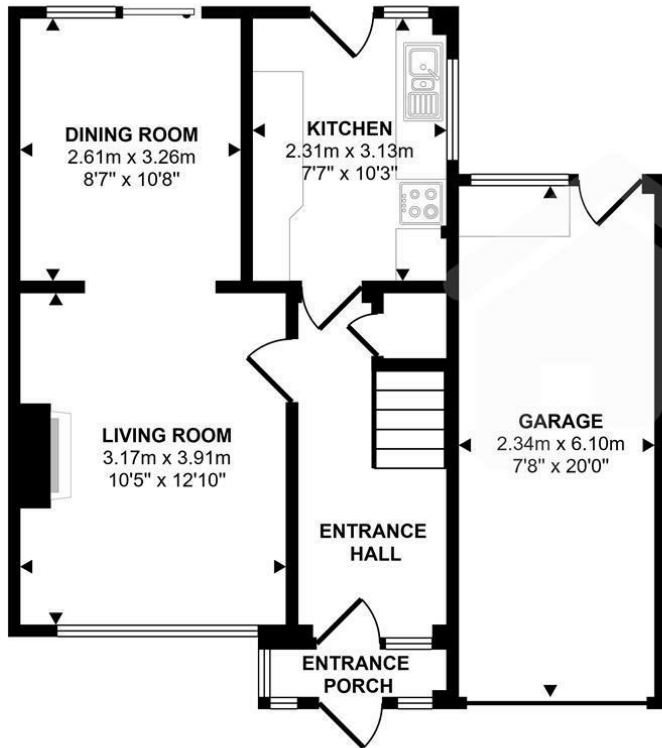
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of

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.

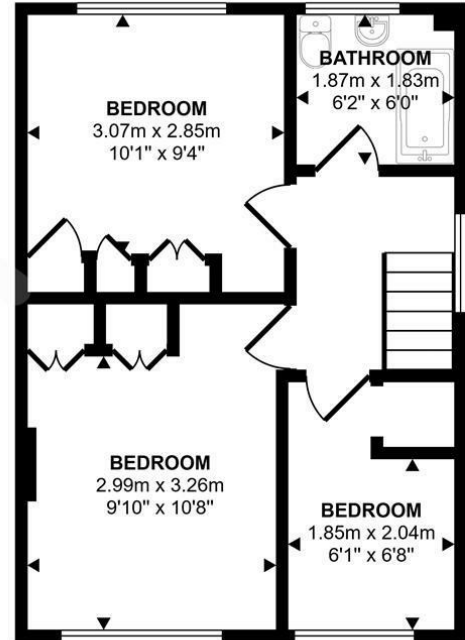
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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
91 sq m / 982 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 37 sq m / 400 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		

