JUDGE
ESTATE AGENTS

192 LEICESTER ROAD, MARKFIELD LE67 9RF

£160,000
FREEHOLD

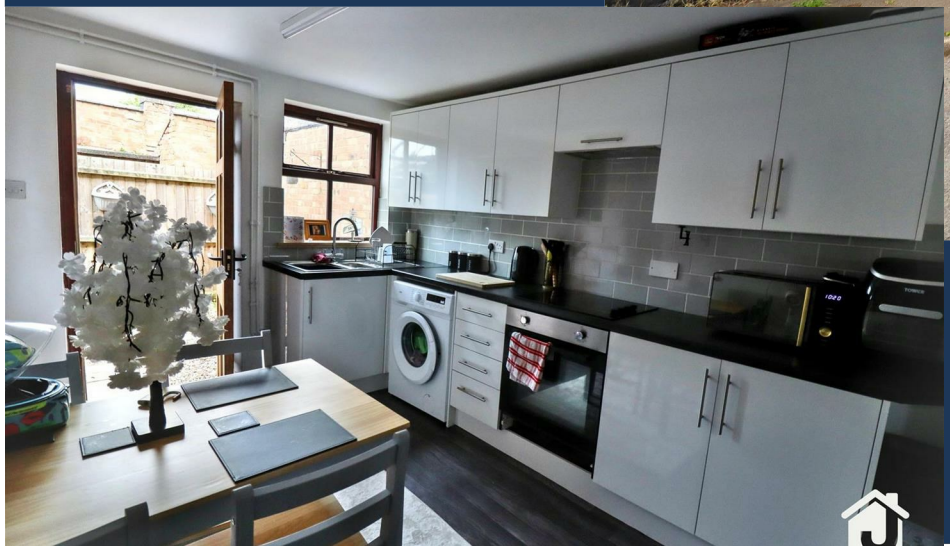
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





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NEXT TO THE COACH AND HORSES PUB AND RESTAURANT WITHIN THIS HIGHLY REGARDED VILLAGE COMES OFFERED FOR SALE A TWO BEDROOM COTTAGE. THIS IDEAL FIRST TIME PURCHASE BENEFITS FROM A LIVING ROOM WITH EXPOSED BEAMS, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A QUAINT GRAVELLED AREA. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO APPRECIATE.







LIVING ROOM 11'7 x 8'5
Benefiting from a window to the front aspect, power points, electric store heater, exposed beams, stairs leading up to the first floor landing and a door that leads to:

KITCHEN 13' x 10'
Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, plumbing for a washing machine, power points, window and a door to the rear aspect.

FIRST FLOOR LANDING
Having a power point and doors that leads to:

BEDROOM 12'5 - 11'9 x 12'4
Benefiting from a window to the front aspect, power points and an electric storage heater.

BEDROOM 10'5 - 9'3 x 6'
With a window to the rear aspect, power points, fitted cupboard and an electric storage heater.

BATHROOM
Comprising a low level WC, wash hand basin, bath and a heated towel rail.

REAR YARD
Having a paved area and then mainly gravelled with a gate to the rear.

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.

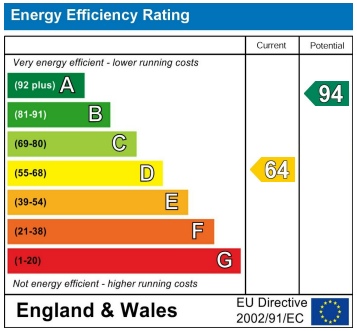
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

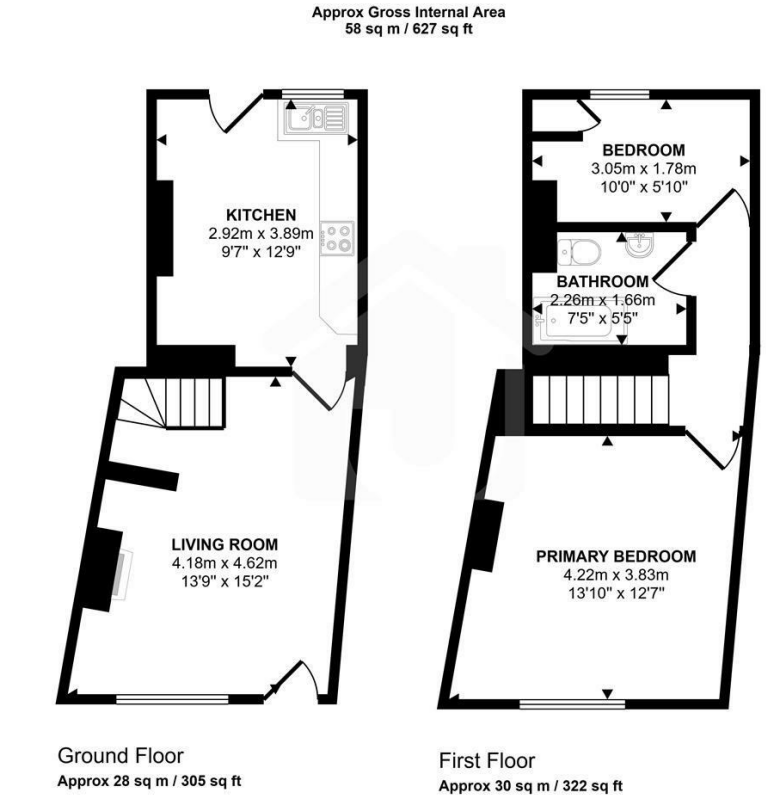
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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











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.

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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.

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