

**20 MAIN
STREET, RATBY LE6 0JG**

£186,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



LOCATED WITHIN THE HEART OF THIS POPULAR VILLAGE AND OFFERED FOR SALE WITH NO UPWARD CHAIN IS THIS TWO BEDROOM END TERRACE HOUSE. IN BRIEF, THIS FANTASTIC OPPORTUNITY BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, DINING AREA THROUGH TO THE KITCHEN, REAR PORCH, FIRST FLOOR LANDING WITH TWO BEDROOMS AND A SHOWER ROOM. THERE IS A QUAIN T GARDEN TO THE REAR. JUDGE ESTATE AGENTS HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs leading up to the first floor landing, power point, radiator and a door that leads to:

LIVING ROOM 15'7 x 11'7 - 11'2

Benefiting from windows to both the front and rear aspects, radiator, power points, brick fire surround and a door that leads to:

DINING AREA 10'8 x 7'6

There is a window to the rear aspect, radiator, power points, built in cupboard and step leading through to:

KITCHEN AREA 10'5 - 6'9 x 8'2

With a range of wall and base units and work surfaces, sink, power points, window to the rear aspect and door that leads to:

REAR PORCH

There are windows to the rear and side aspects, power points and barn-style door to the rear aspect.

FIRST FLOOR LANDING

With an airing cupboard, loft access, power points and doors that lead to:

BEDROOM 15' x 11'7

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

BEDROOM 11'5 x 8'2

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, radiator, fitted cupboard and a window to the rear aspect.

REAR GARDEN

There is a quaint garden with a paved and artificial lawn area as well as borders home to a number of shrubs and plants.

RATBY VILLAGE

The village of Ratby is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, the M1/M69/M42 motorway network for travel north, south and west, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

Ratby also offers an excellent range of local village amenities including shopping for day-to-day needs, schooling, newly opened medical centre, a wide variety of recreational pursuits and sporting activities including thriving local soccer and cricket clubs, and regular bus services to the Leicester City centre.

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.

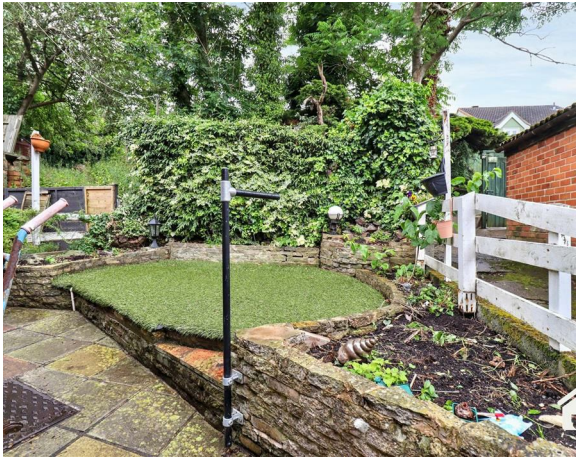
MEASUREMENTS & FLOORPLANS

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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

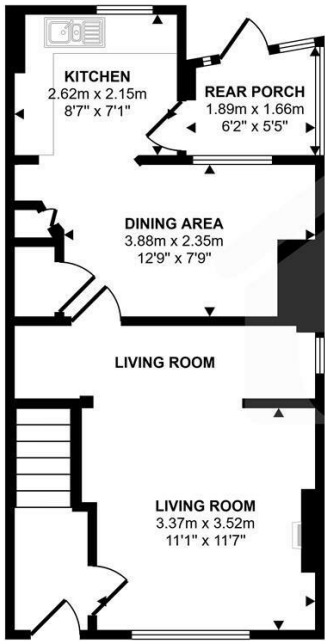


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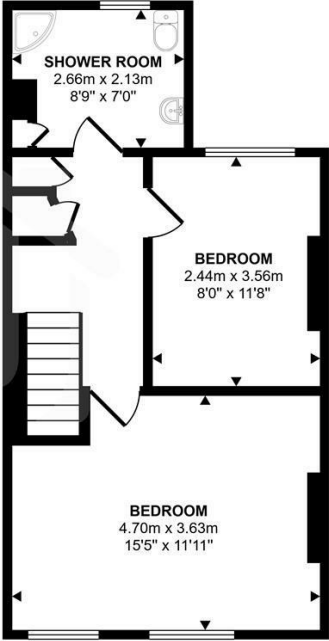
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Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft



First Floor
Approx 40 sq m / 433 sq ft

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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



TERMS & CONDITIONS

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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.