

- TWO BEDROOM COTTAGE
- LOW MAINTNENANCE REAR YARD
- NEXT TO THE COACH & HORSES PUB & RESTURANTS

- IDEAL FIRST TIME PURCHASE
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND - A

Offers over £169,950



Next to The Coach and Horses pub and restaurant within this highly regarded village comes offered for sale a two bedroom cottage with. Briefly 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 (3.53m x 2.57m)

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' (3.96m x 3.05m)

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 (3.78m - 3.58m x 3.76m)

Benefiting from a window to the front aspect, power points and an electric storage heater.

BEDROOM

10'5 - 9'3 x 6' (3.18m - 2.82m x 1.83m)

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

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.

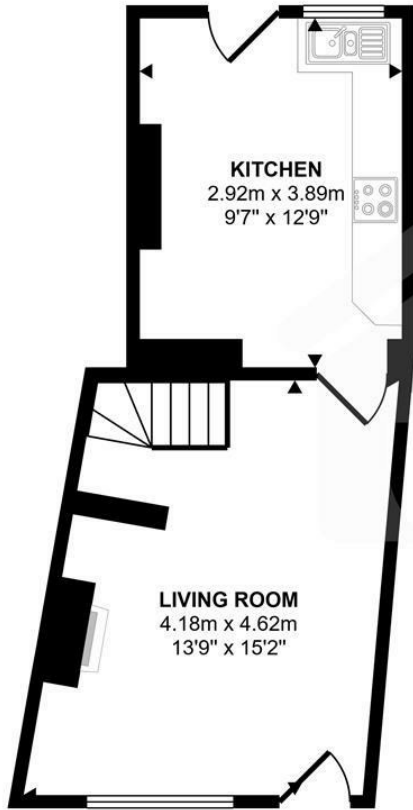
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

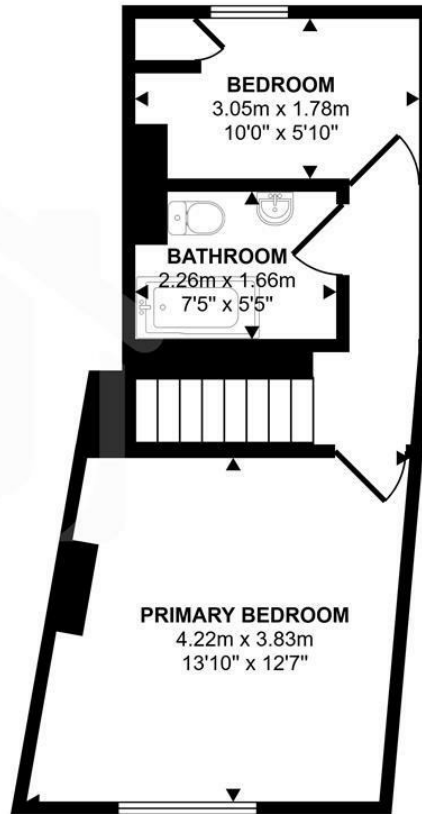
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service 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.



Approx Gross Internal Area
58 sq m / 627 sq ft



Ground Floor
Approx 28 sq m / 305 sq ft



First Floor
Approx 30 sq m / 322 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			94
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

