



DEAL .

The Roods - Rothley

Asking Price
£280000

 3  1 End Terrace Freehold

IN BRIEF

Three-bedroom end-terrace

Sought-after village

Arranged over three floors

Scope to update and reconfigure

Rear living room opening to garden

Garage & utility with conversion potential (STPP)

Quiet cul-de-sac, close to amenities

DEAL .

AGENT VIEW:

A well-located home with excellent potential, ideal for buyers seeking a property they can update and personalise.



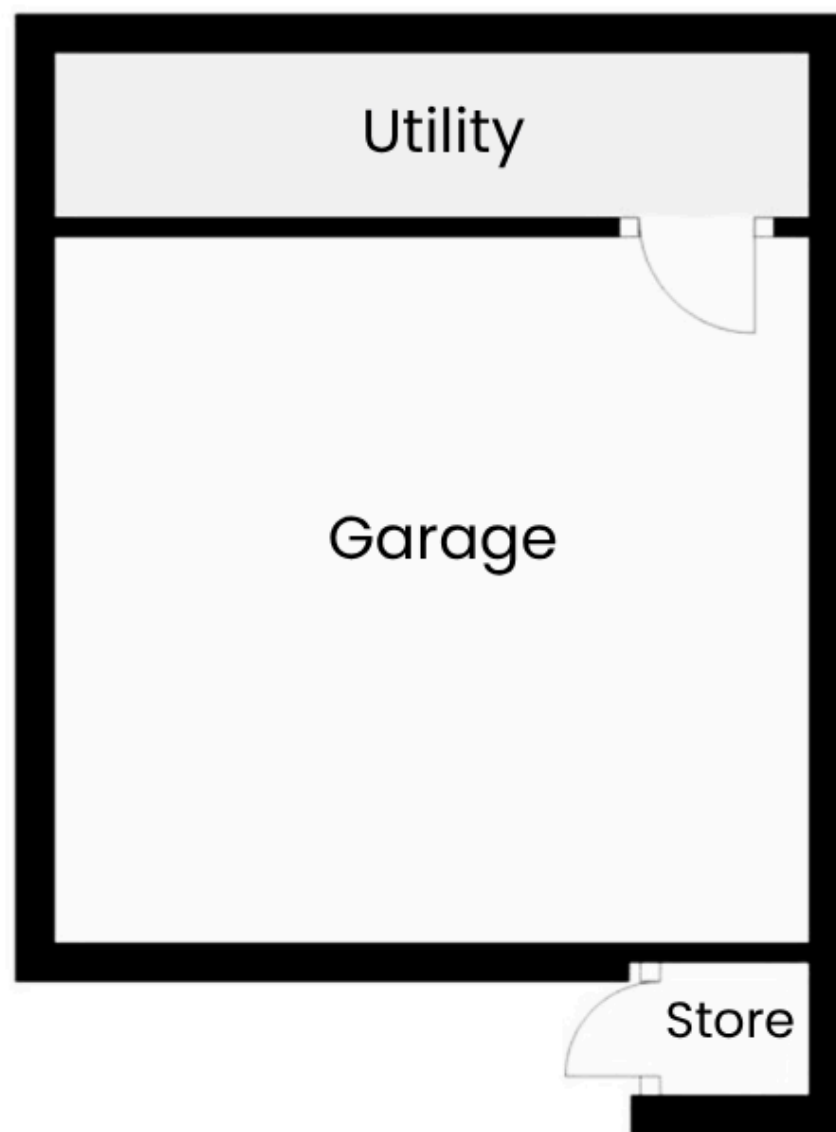


DEAL .

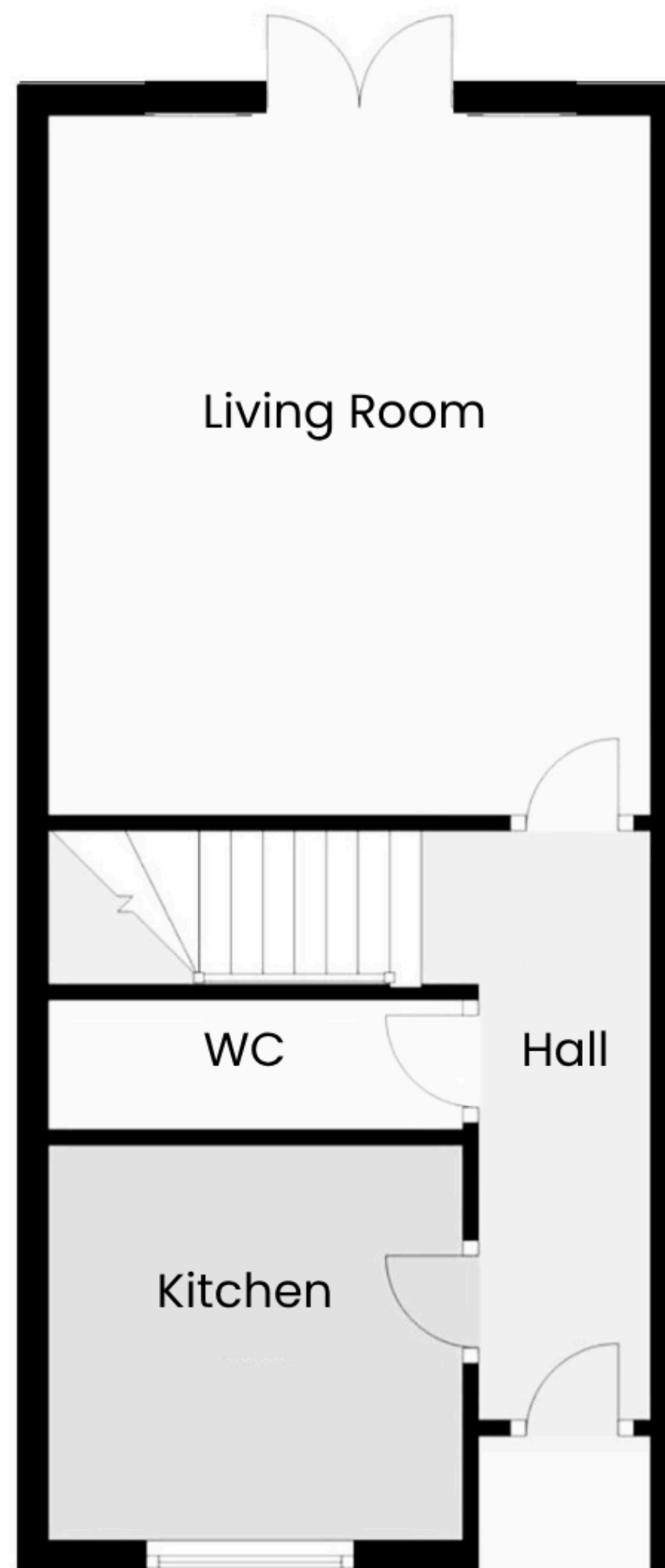
01509 389658

www.dealestateagents.co.uk

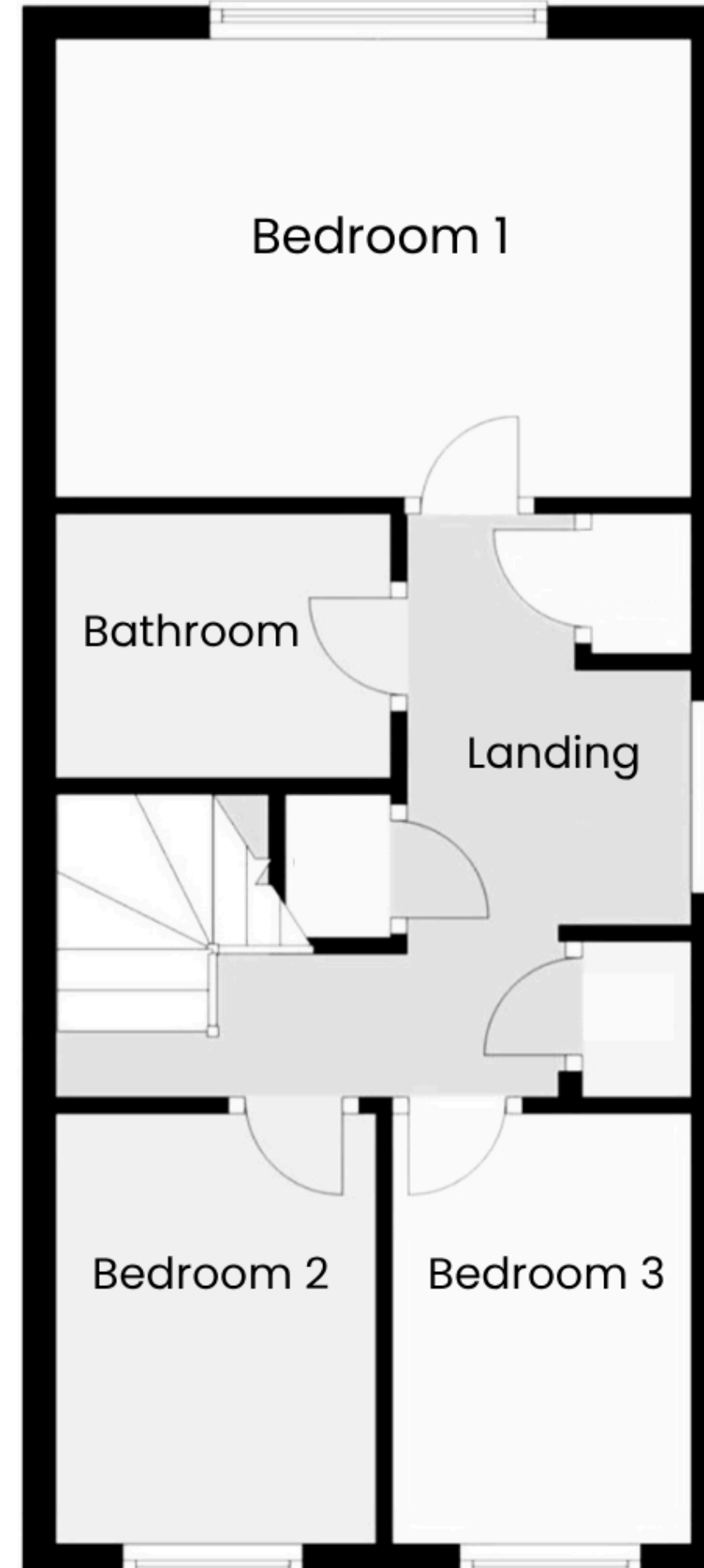
Ground Floor



First Floor



Second Floor



Room Measurements

Ground Floor

Garage	18'2"	x	13'
Utility	13'	x	4'6"

First Floor

Kitchen	9'5"	x	8'11"
Living Room	15'9"	x	13'

Second Floor

Bedroom 1	13'	x	9'2"
Bedroom 2	9'1"	x	6'5"
Bedroom 3	9'1"	x	6'
Bathroom	9'1"	x	5'7"

Sq Feet

Ground Floor	296
First Floor	408
Second Floor	408
Total	1112



— FEATURES

Three-bedroom end-terrace

Sought-after village

Arranged over three floors

Scope to update and reconfigure

Rear living room opening to garden

Garage & utility with conversion potential (STPP)

Quiet cul-de-sac, close to amenities

DEAL .



DISCLAIMER

Council Tax Band c

DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

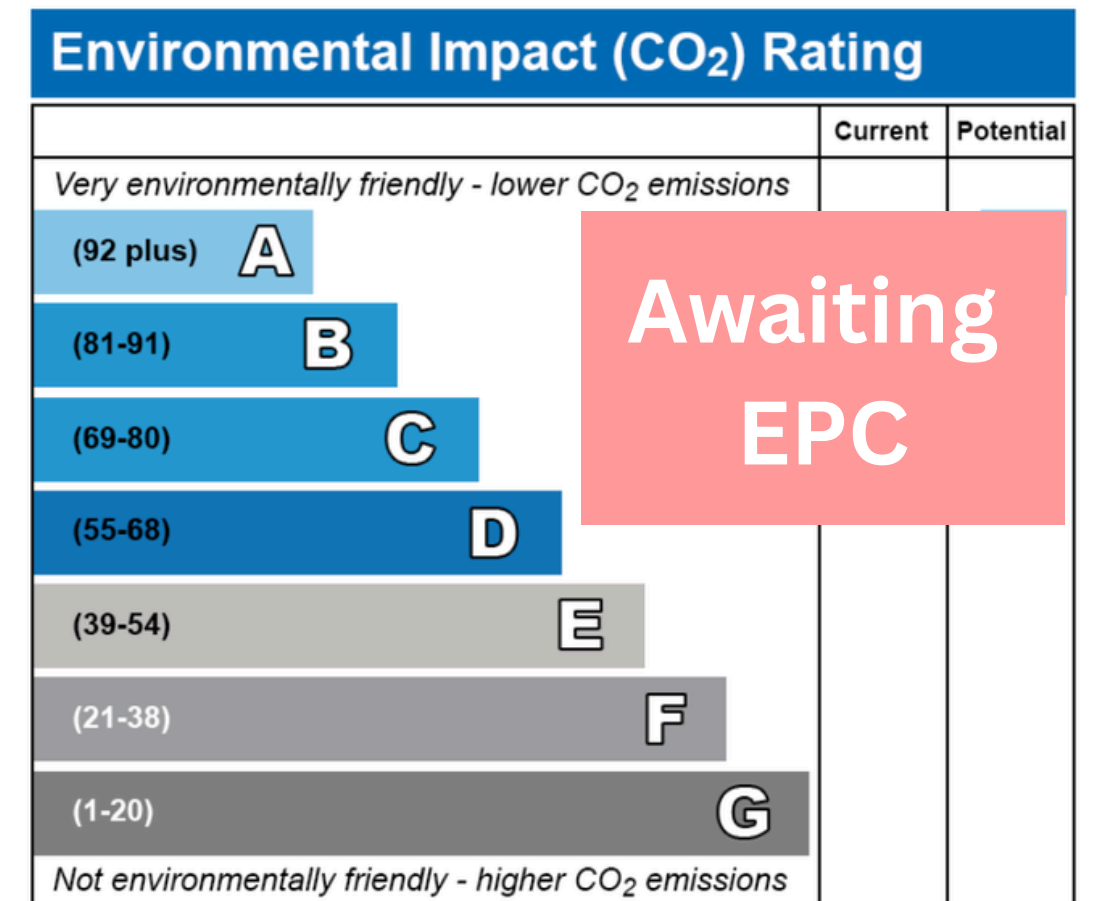
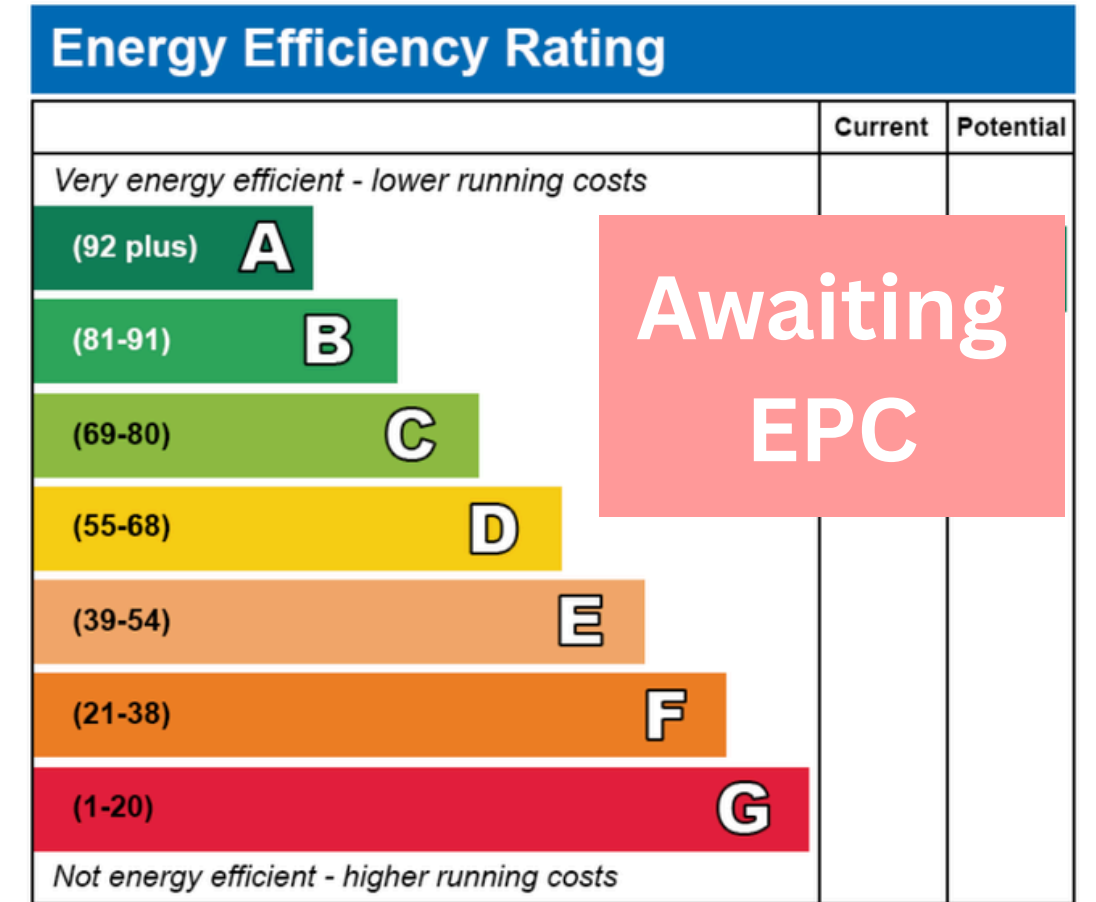
The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed purchase, whether that be a property or any other consumer goods. DEAL. are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information obtained from sources including but not restricted to HMRC Land Registry, Ofcom, Gov.uk and provided by our sellers.

ANTI-MONEY LAUNDERING CHECKS

In accordance with Anti Money Laundering laws including the Proceeds of Crime Act 2002, The Terrorism Act 2000, The Money Laundering Regulations 2017 and the Bribery Act 2010 we are required to conduct anti-money laundering checks on all clients selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by AplyID via their online portal once you have had an offer accepted on a property. The cost of these checks is £25 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you to DEAL. in advance of us issuing a memorandum of sale, and is non-refundable. We will receive some of the fee taken by APlyID to compensate for our role in the provision of these checks.

IMPORTANT INFORMATION

All information, descriptions, measurements and photographs are provided in good faith for guidance only and should not be relied upon as statements of fact. Measurements are approximate. Buyers should verify any important details by inspection or other means. The agent has not tested services, appliances or equipment.



DEAL.

01509 389658

www.dealestateagents.co.uk

01509 389658

www.dealestateagents.co.uk

DEAL .

Fair Fees.

No Nonsense.

Better Results.

Sell Your Home

£995 Fixed Fee

or

0.75% Paid on Completion

Seller | Buyers | Investors