JUDGE
ESTATE AGENTS

1 WALNUT CLOSE, MARKFIELD LE67 9WL

£259,500
FREEHOLD

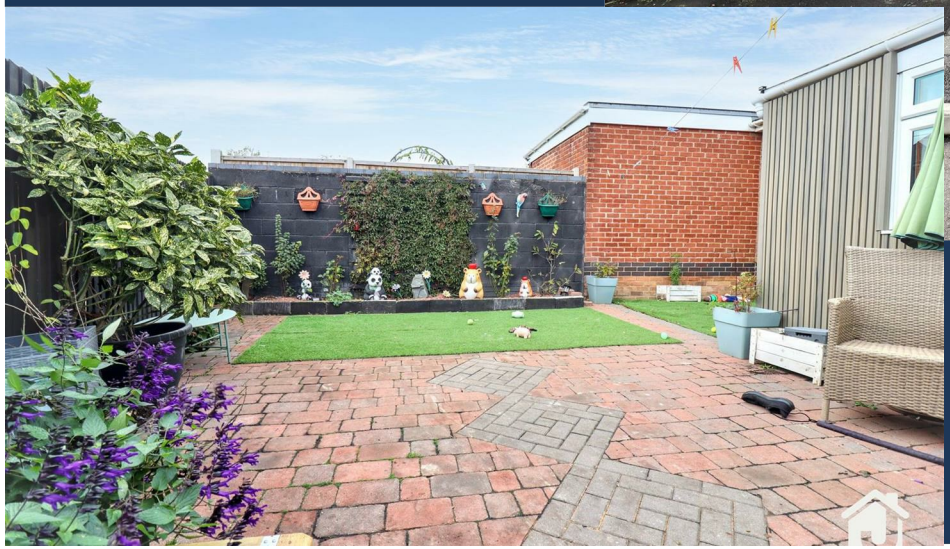
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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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SITUATED WITHIN A CUL-DE-SAC POSITION IN A HIGHLY SOUGHT AFTER VILLAGE COMES OFFERED FOR SALE THIS VERY WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW. AS YOU ENTER THERE IS A SPACIOUS LIVING ROOM WITH ACCESS TO A FITTED KITCHEN AS WELL AS AN INNER HALL WITH DOORS TO THE TWO BEDROOMS, SHOWER ROOM AND REAR LEAN TO. OUTSIDE FROM THE FRONT IS A LOW MAINTENANCE GARDEN AS WELL AS OFF ROAD PARKING AND TO THE REAR IS AN ESTABLISHED AND LOW MAINTENANCE GARDEN AS WELL AS FURTHER OFF ROAD PARKING AND A GARAGE. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.







LIVING ROOM 18'10 x 12'
Benefiting from a bow fronted window, radiator, power points, wall mounted lighting and doors to the hall and:

KITCHEN 13' x 8'
The kitchen comprises a range of wall and base units with work surfaces, sink with a mixer tap, integral electric oven and microwave, induction hob and extractor, integral dishwasher, integral washing machine, window to the front aspect, radiator, door to the side aspect and power points.

INNER HALL
There are doors that lead to:

BEDROOM 11' x 9'
Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes and drawers.

BEDROOM 8'11 x 6' - 5'10
Having a window to the side aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM 8' x 6'
Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect, heated towel rail, complimentary tiling and loft access.

LEAN TO 11' x 8'
There is a window to the rear and patio doors to the rear garden.

REAR GARDEN
The lovely outdoor space is made up of brick paved and decked areas with borders home to a number of shrubs and plants.

PARKING
From the front there is off road parking as there is also to the rear (Accessed off of Oakfield Avenue). The parking off of Oakfield Avenue leads to:

GARAGE
The vendor has advised that this is in need of repair.

MARKFIELD VILLAGE
The village of Markfield is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville and Ashby-de-la-Zouch, as well as the M1\M69\M42 major road network for travel north, south and west, and the East Midlands International Airport at Castle Donington.

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.

ANTI 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. 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.

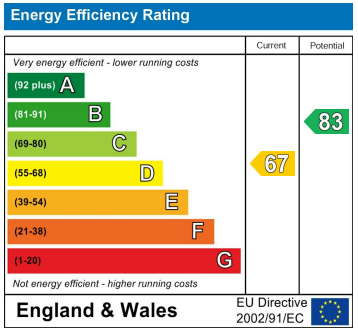
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. 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.

4. 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.

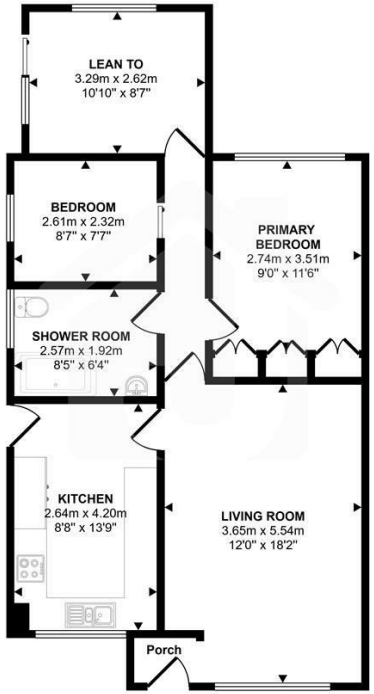








Approx Gross Internal Area
70 sq m / 749 sq ft



Floorplan

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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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. 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 Snappy 360.

VIEWINGS

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.

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.

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.