

- FOUR BEDROOM MID TERRACE HOUSE
- LOW MAINTENANCE GARDEN

- GROUND FLOOR WC
- COUNCIL TAX BAND - A

Price guide £200,000

<https://www.judgeestateagents.co.uk>





This four bedroom mid terrace house is offered for sale and in brief benefits from an Entrance Hall, WC, Living/Dining Room, Kitchen, First Floor Landing, Four Bedrooms and Bathroom. There is a low maintenance rear garden to the outside of the property. This home is ideally located for access to local shopping and eating facilities as well as city centre and motorway access.

#### ENTRANCE HALL

There are stairs leading to the first floor landing and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin and a window to the front aspect.

#### LIVING/DINING ROOM

23'4 x 10'2 (7.11m x 3.10m)

Benefiting from windows to both the front and rear aspects, power points and radiator.

#### KITCHEN

9'8 x 8'10 (2.95m x 2.69m)

With wall and base units and work surfaces, sink with a mixer tap, plumbing for a washing machine, power points, window and door to the rear aspect.

#### FIRST FLOOR LANDING

There are doors that lead to:

#### BEDROOM

11'9 x 10'4 (3.58m x 3.15m)

Benefiting from a window to the rear aspect, radiator and power points.

#### BEDROOM

11'6 x 10'4 (3.51m x 3.15m)

Having a window to the front aspect, radiator, power points and an airing cupboard.

#### BEDROOM

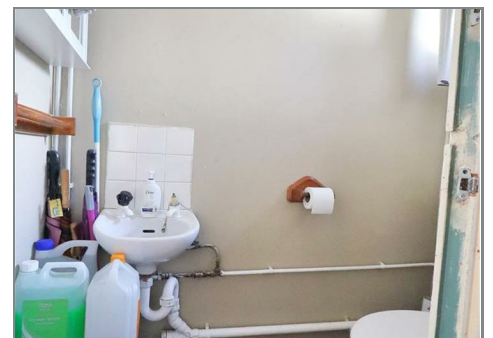
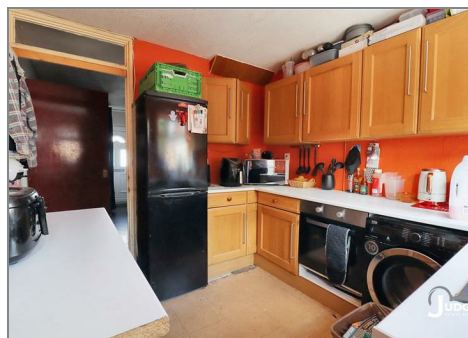
8'9 x 8'8 (2.67m x 2.64m)

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

#### BEDROOM

8'10 x 8'4 (2.69m x 2.54m)

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







#### BATHROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling and a window to the rear aspect.

#### REAR GARDEN

Having a mainly paved garden.

#### LOCATION

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available.

#### 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,



