



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFF ROAD PARKING
- GARAGE
- FAVOURABLE VILLAGE LOCATION
- IN NEED OF MODERNISATION
- CAR PORT
- CUL DE SAC POSITION
- COUNCIL TAX BAND - C

Asking price £185,000

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



Located within a Cul De Sac position comes offered for sale this two bedroom Semi-Detached Bungalow that is in need of modernisation. This lovely opportunity internally benefits from an Entrance Porch, Living Room, Kitchen, Inner Hall, Two Bedrooms and a Bathroom. To the rear of the property there is a Garden ready for the next owner to add their vision too as well as Off Road Parking that leads to a Car Port which further leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

PORCH

Having access through to:

LIVING ROOM

13'11 x 12'5 (4.24m x 3.78m)

Benefiting from a window to the front aspect, radiator, power points, TV point, door that leads to the Inner Hall and a door that leads to:

KITCHEN

14'1 x 8'11 (4.29m x 2.72m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, grill, hob, power points, radiator, window to the front aspect and a door to the side giving access to the Car Port.

INNER HALL

There is a power point and doors that lead to:

BEDROOM

12'6 x 9'7 (3.81m x 2.92m)

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

BEDROOM

10'1 x 7'11 (3.07m x 2.41m)

Having a window to the rear aspect, radiator, power points and a fitted wardrobes.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Window to the side aspect and a Radiator.

REAR GARDEN

An overgrown garden that is need of attention.

PARKING

From the front there is off road parking that leads to:

CAR PORT

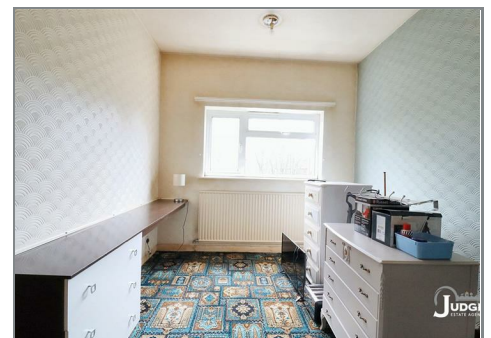
Alongside the property that then leads to:

GARAGE

With an up and over door.

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) Click through our 360 Tour

5) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

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.

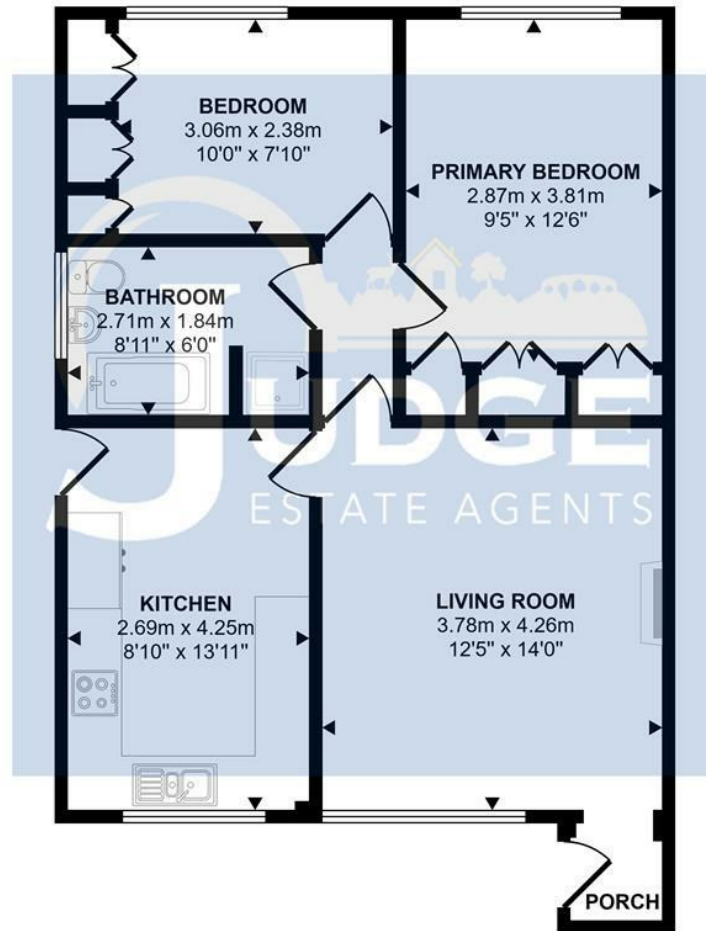
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
60 sq m / 641 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.

