



- TWO BEDROOM TRADITIONAL SEMI-DETACHED HOUSE
- IDEAL FIRST TIME PURCHASE

- CLOSE TO CITY CENTRE
- COUNCIL TAX BAND - A

Asking price £240,000

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



This two bedroom end terrace property located within a sought after location. The property is located close to the local shops and primary school and benefits from excellent transport routes into the city centre. Downstairs the property briefly comprises of entrance hall, lounge, and a modern kitchen, first floor landing with two bedrooms and a bathroom. Outside to the rear there is a well established and maintained garden and from the front there is driveway parking.

LOCATION

Leicester, a vibrant and multicultural city in the East Midlands, offers a compelling blend of rich history, a diverse community, and exceptional connectivity. Situated on the River Soar, its city centre boasts extensive shopping (Highcross and Haymarket Shopping Centres), one of the largest outdoor markets in Europe, and a vast array of independent shops and global restaurants, particularly along the

famous 'Golden Mile'. Families benefit from a wide selection of well-regarded primary and secondary schools, two universities, and numerous parks, including Abbey Park. Leicester is exceptionally well-connected: its railway station provides frequent mainline services to London St Pancras, while superb road links via the M1 and M69 motorways ensure swift commutes across the UK. With its mix of historic and modern properties, strong

local economy, and diverse cultural scene, Leicester is highly attractive to students, professionals, families, and investors seeking a dynamic and well-placed urban base.

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.



