

- TWO BEDROOM END TOWNHOUSE
- GROUND FLOOR WC
- GOOD SIZED GARDEN
- IDEAL FOR ACCESS TO MOTORWAY

- CONSERVATORY
- OFF ROAD PARKING
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Price guide £230,000

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



Located within this popular location and making an ideal first time purchase comes offered for sale this two bedroom end-townhouse. The location offers great links to the city centre, motorway and Beaumont Leys shopping facility. In brief the property internally benefits from an Entrance Hall, WC, Living Room, Conservatory, First Floor Landing, Two Bedrooms and a Bathroom. There is a well established rear garden and from the front there is Off Road Parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a built in cupboard and doors that lead to:

WC

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

KITCHEN

11' x 8'9 (3.35m x 2.67m)

With a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill, hob with extractor, power points and a window to the front aspect.

LIVING ROOM

13'7 x 13'4 (4.14m x 4.06m)

Benefiting from stairs leading up to the first floor landing, radiator, power points, feature fire surround and conservatory doors that lead to

CONSERVATORY

12'10 x 10'5 (3.91m x 3.18m)

Having windows to the rear and side aspects, power points, radiator and patio doors to the rear garden.

FIRST FLOOR LANDING

There is a window to the side aspect, radiator, loft access and doors that lead to:

BEDROOM

13'4 x 11'6 - 10'1 (4.06m x 3.51m - 3.07m)

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

BEDROOM

11' x 7' - 6'6 (3.35m x 2.13m - 1.98m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, window to the front aspect, radiator and complimentary tiling.

REAR GARDEN

This well established garden appreciates a patio that leads to a mainly laid to lawn garden.





PARKING

From the front there is off road parking

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.

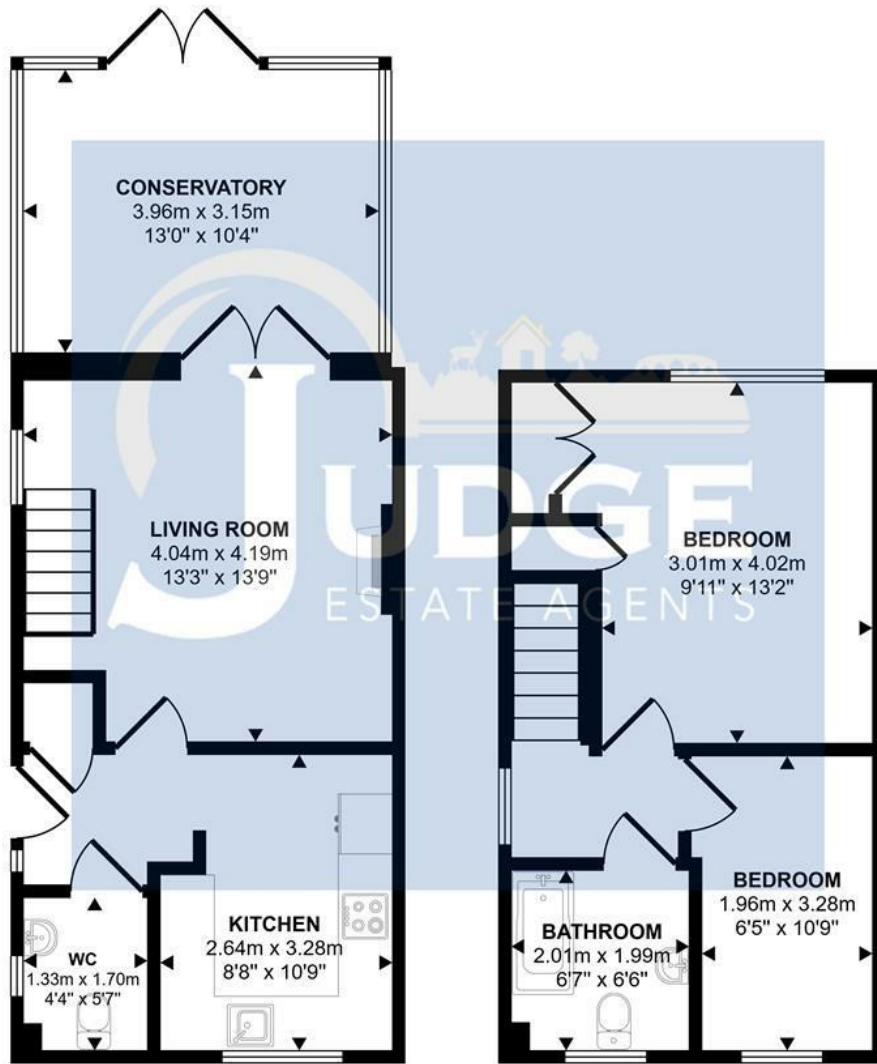
MONEY LAUNDERING

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, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 30 sq m / 326 sq ft

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.

