JUDGE
ESTATE AGENTS

121C STATION ROAD, BAGWORTH LE67 1BJ

£100,000
LEASEHOLD

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

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OFFERED TO THE MARKET COMES OFFERED FOR SALE THIS WELL PRESENTED TWO BEDROOM END TOWNHOUSE THAT IS BEING OFFERED FOR SALE AS A 50% SHARED OWNERSHIP HOME THAT MAKES FOR THE IDEAL FIRST TIME PURCHASE. INTERNALLY AND IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A GARDEN READY FOR THE NEXT OWNER TO MAKE THEIR OWN. THERE IS OFF ROAD PARKING AT THE REAR OF THESE LOVELY HOMES.

ENTRANCE HALL
Having stairs leading up to the first floor landing, window to the side aspect, radiator, power points and doors that lead to:

LIVING ROOM 13'4 x 11'6
Benefiting from windows and patio doors to the rear aspect, radiator and power points.

WC
Comprising a low level WC, wash hand basin and a radiator.

KITCHEN 12'6 x 6'3
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, and hob with extractor, radiator, power points and a window to the front aspect.

FIRST FLOOR LANDING
With a window to the side aspect, loft access, power point and doors that lead to:

BEDROOM 13'4 - 9'8 x 11'4 - 6'7
Benefiting from two windows to the front aspect, radiator, power points and fitted cupboard.

BEDROOM 13'4 x 9'2
Having a window to the rear aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling, Radiator and an Extractor fan.

REAR GARDEN
There is a patio and paved area with a gate to the rear and a bordered area ready for turf or whatever the next owner would like to do with.

PARKING
The vendors have advised there is off road parking to the rear of the property.

BAGWORTH VILLAGE
This village has a number of shops, parks, and public transport links, while schooling options such as Dove Bank Primary and Ibstock Community College are within easy reach. Bagworth also benefits from scenic walking routes and countryside access, making it attractive for families and professionals alike.

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

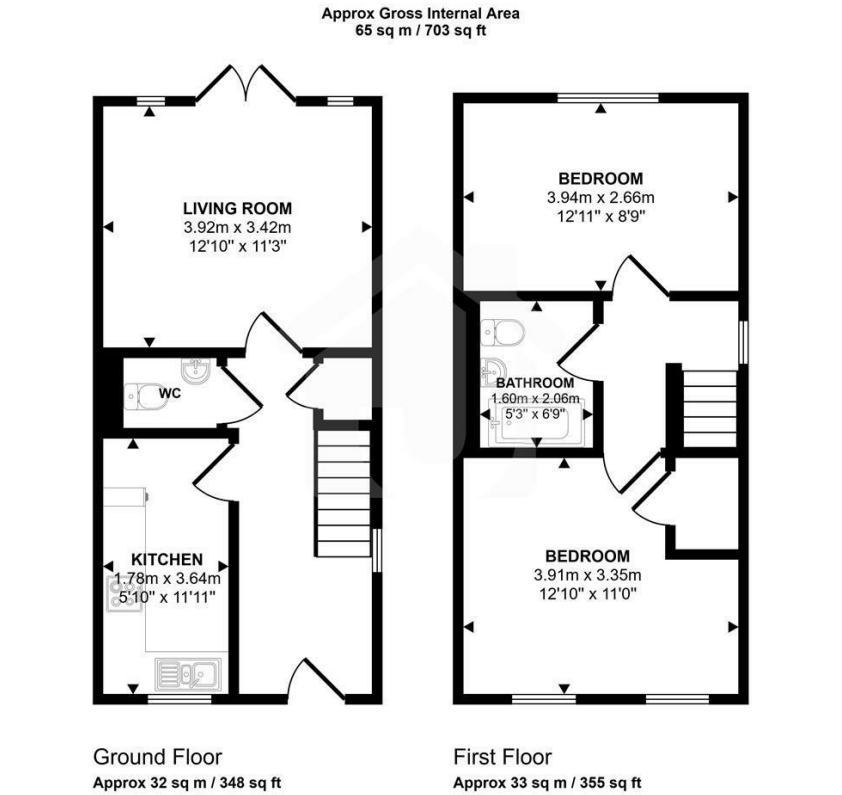
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

LEASEHOLD INFORMATION
We have been informed of the following:
Lease length: Approx 120 years left remaining
Service Charge: £44.86 pcm
Rent: £242.18 pcm

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.



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.

LOCATION

MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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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
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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.