JUDGE
ESTATE AGENTS

29 BIRCHFIELD AVENUE, MARKFIELD LE67 9UF

£230,000
FREEHOLD

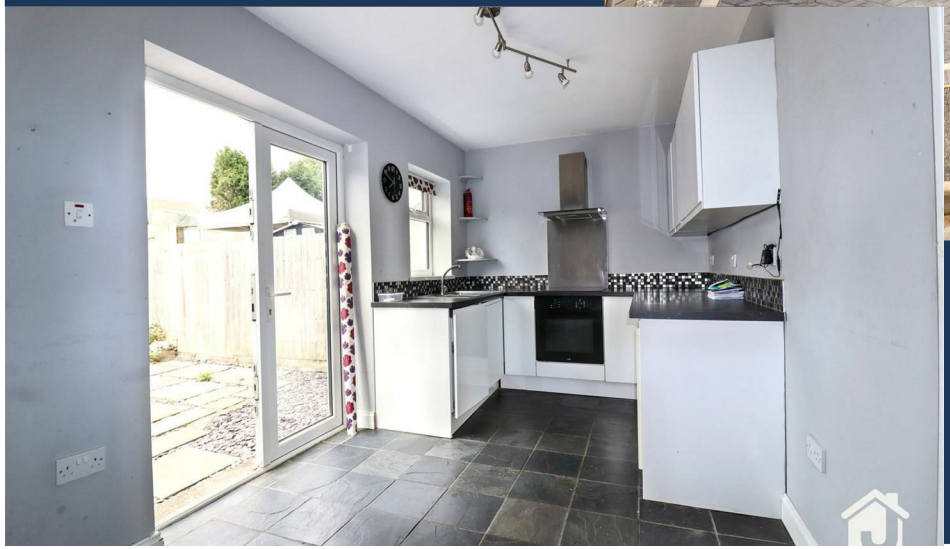
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sales@judgeestateagents.co.uk

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





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OFFERED FOR SALE WITH NO UPWARD CHAIN AND WITHIN A CUL-DE-SAC POSITION COMES OFFERED FOR SALE THIS WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE. AS YOU ENTER THERE IS AN ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING, SIDE PORCH, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. OUTSIDE, FROM THE FRONT THERE IS OFF ROAD PARKING AND TO THE REAR, A LOW MAINTENANCE GARDEN AS WELL AS A GARAGE TO THE VERY REAR ACCESSED SEPARATELY. JUDGE ESTATE AGENTS HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.







ENTRANCE HALL
Having stairs leading up to the first floor landing and a door that leads to:

LIVING ROOM 15'6 x 11'10
With a window to the front aspect, radiator, power points and a door to:

KITCHEN/DINING 17'10 x 10'
There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob, extractor, window and patio doors to the rear aspect, power points, radiator and door that leads to:

SIDE PORCH
Having a door to the side aspect and access to:

WC
Comprising a low level WC and a window to the side aspect.

FIRST FLOOR LANDING
With a window to the side aspect and doors that lead to:

PRIMARY BEDROOM 13'1 x 9'11
Benefiting from a window to the front aspect, radiator and power points.

BEDROOM 10'2 x 9'10
Having a window to the rear aspect, radiator and power points.

BEDROOM 7'11 x 7'7
There is a window to the rear aspect, radiator and power points.

SHOWER ROOM
Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the front aspect.

REAR GARDEN
A harmony of both mainly paved and mainly laid to lawn garden with access to the rear to where a Garage is.

PARKING
From the front there is off road parking and as mentioned, a Garage to the rear of the Garden.

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) Please provide and assist proof of affordability

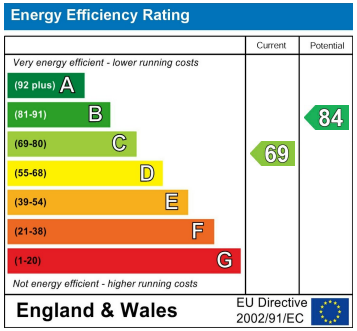
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

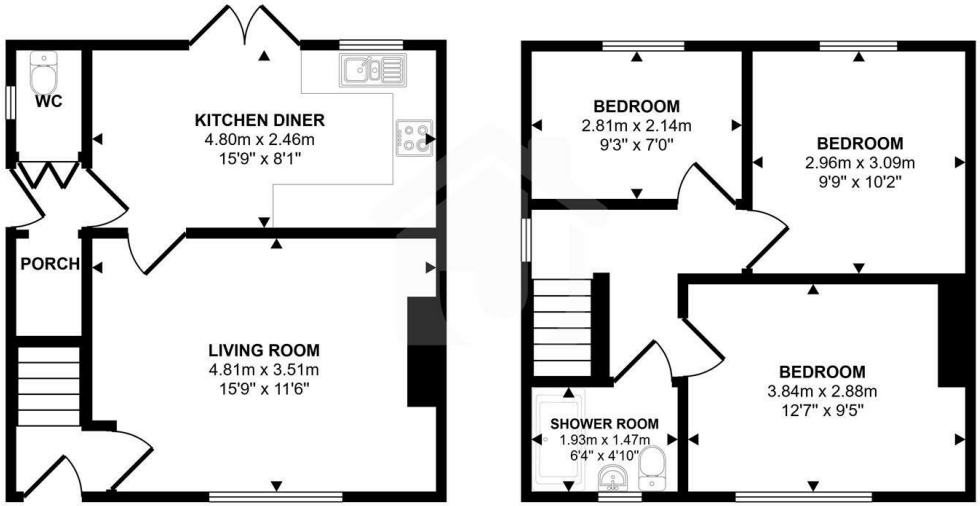








Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 37 sq m / 393 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.

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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.