JUDGE
ESTATE AGENTS

74 JACQUELINE ROAD, MARKFIELD LE67 9RD

£199,950

FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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





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LOCATED WITHIN A CUL DE SAC POSITION COMES OFFERED FOR SALE THIS TWO BEDROOM SEMI-DETACHED BUNGALOW. THE LAYOUT HAS BEEN ADJUSTED BY THE PREVIOUS OWNER FOR THOSE IN NEED OF A WHEELCHAIR AND IN BRIEF THIS LOVELY HOME BENEFITS AN ENTRANCE HALL, LIVING ROOM WITH FRENCH DOORS TO WHERE THE SECOND BEDROOM WOULD BE (CURRENTLY SET OUT AS DINING AREA, KITCHEN, BEDROOM AND A SHOWER ROOM. FROM THE OUTSIDE THERE IS A FRONT GARDEN AND A SMALL PAVED AREA TO THE REAR AS WELL AS OFF ROAD PARKING. NO UPWARD CHAIN.







ENTRANCE HALL
There are doors that lead to:

LIVING ROOM 12'4 x 11'9
Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and French doors that lead to:

SECOND BEDROOM (DINING ROOM) 12'2 x 11'8
Having a window to the rear aspect, radiator and power points.

KITCHEN 15'5 - 7'8 x 12'5 - 12'5
There are base units with work surfaces, sink with a mixer tap, breakfast bar, power points, radiator, windows to the rear and side aspects and a door that leads to the rear garden.

BEDROOM 10'1 x 8'11 maximum
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM
Comprising a low level WC, Wash hand basin, Bath, Shower, Radiator, Complimentary tiling and a Window to the side aspect.

REAR GARDEN
The rear garden is mainly paved with gravelled borders and there is also a Shed.

FRONT GARDEN
Having a mainly laid to lawn area with borders.

PARKING
There is off road parking accessed from the front of the Bungalow.

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
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.

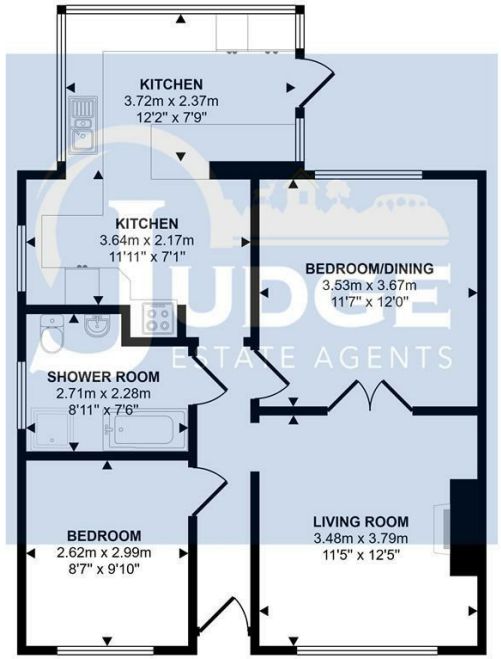
MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per 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.

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.





Approx Gross Internal Area
65 sq m / 699 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.

LOCATION



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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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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
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.

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