JUDGE
ESTATE AGENTS

# 41 NEWBOLD ROAD, BARLESTONE CV13 0DZ

## £225,000
## FREEHOLD


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

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**A GREAT OPPORTUNITY TO PURCHASE THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE THAT RESIDES UPON NEWBOLD ROAD IN THE VILLAGE OF BARLESTONE,. THE ACCOMMODATION BRIEFLY INCLUDES ON THE GROUND FLOOR, AN ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST. ON THE FIRST FLOOR THERE ARE TWO BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A FRONT GARDEN AND DRIVEWAY THAT LEADS TO A GARAGE AND TO THE REAR A GOOD SIZED LAID TO LAWN GARDEN. A VIEWING COMES HIGHLY ADVISED TO APPRECIATE.**

**ENTRANCE HALL**
There are stairs leading up to the first floor landing, radiator and a door that leads to:

**LIVING ROOM 14'5 x 13'9 into bay**
Benefiting from a bay fronted window, radiator, power points, fire with feature surround and a door that leads to:

**KITCHEN/BREAKFAST 15'5 x 7'7**
There are a range of wall and base units as well as work surfaces, sink with a mixer tap, integral oven, hob and extractor, plumbing for a washing machine, window to the rear aspect, radiator, power points and a door that leads to the side porch with built in cupboard and door to the side of the property.

**FIRST FLOOR LANDING**
Having access to the loft, window to the side aspect and doors that lead to:

**PRIMAY BEDROOM 15'7 - 14'5 x 9'8**
Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

**BEDROOM 10'3 x 9'8**
There is a window to the rear aspect, radiator and power points.

**BATHROOM**
Comprising a low level WC, wash hand basin, bath, complimentary tiling, airing cupboard and a window to the rear aspect.

**REAR GARDEN**
There is a good sized laid to lawn garden.

**PARKING**
From the front there is off road parking that leads to:

**GARAGE**
There is an up and over door.

**BARLESTONE VILLAGE**
Barlestone is a vibrant village community. There is a primary school and several shops in the village itself. The historic town of Market Bosworth is a few miles to the West. In Market Bosworth there are an extensive range of amenities including restaurants, shops, sports clubs and also some fantastic walks over the country park and historic battlefield. Barlestone is within easy reach of Leicester by car and Junctions 22/21A and 21 on the M1.

**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

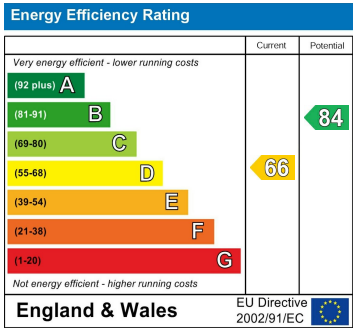
4) Please provide and assist proof of affordability

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

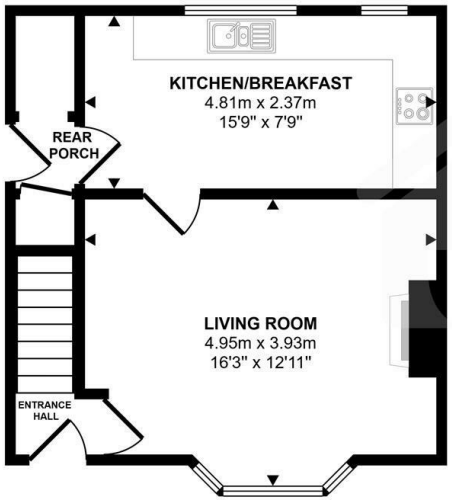
**MEASUREMENTS & FLOORPLANS**
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.

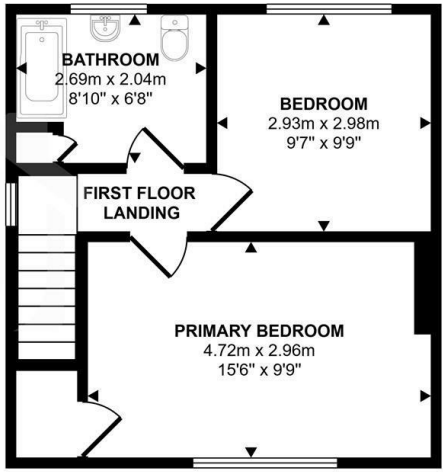
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.
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
70 sq m / 758 sq ft




Ground Floor
**Approx 35 sq m / 382 sq ft**




First Floor
**Approx 35 sq m / 376 sq ft**

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**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

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