



**8 BRACKEN
WAY, MARKFIELD LE67
9WY**

£165,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



LOCATED WITHIN THIS DESIRABLE VILLAGE LOCATION COMES OFFERED FOR SALE A TWO BEDROOM MID-TOWNHOUSE. READY FOR MODERNISATION, THIS GREAT OPPORTUNITY FOR A PURCHASER LOOKING TO RENOVATE AND PLACE THEIR VISION TO A PROPERTY BENEFITS IN BRIEF OF AN ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. THERE ARE FRONT AND REAR GARDENS IN NEED OF ATTENTION.



ENTRANCE HALL

There are stairs leading up to the first floor landing and a door that leads to:

LIVING ROOM 14'9 x 10'10

Benefiting from a window to the front aspect, under stairs cupboard, power points and a door that leads to:

KITCHEN/BREAKFAST 14' x 8'4

There are a range of wall and base units with work surfaces, sink, power points, radiator, window to the rear aspect and a door that leads to the rear aspect giving access to the rear garden.

FIRST FLOOR LANDING

With doors that lead to:

BEDROOM 11' x 11'

Benefiting from two windows to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 12'5 x 7'8

Having a window to the rear aspect, radiator, power points and fitted cupboard.

BATHROOM

Comprising a low level WC, wash hand basin, Bath with shower over, radiator, airing cupboard and a window to the rear aspect.

REAR GARDEN

There is a bordered area with a shed and gate to the rear.

PARKING

There is an allocated area behind the property with a:

GARAGE

The Garage is in a communal block and benefits from an up and over door.

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.

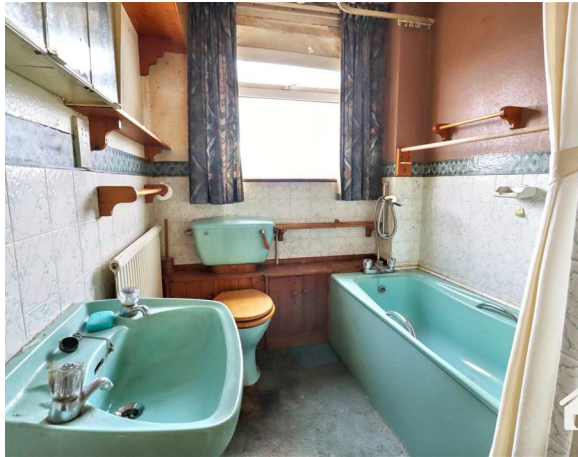
MEASUREMENTS & FLOORPLANS

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

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.

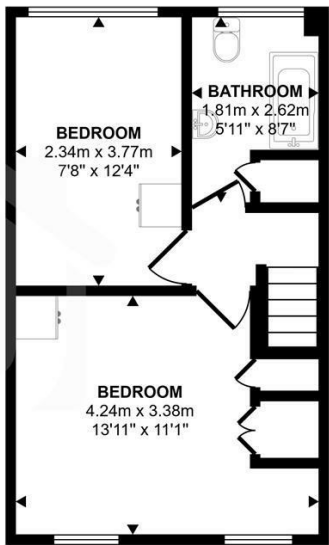
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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
64 sq m / 687 sq ft



Ground Floor
Approx 33 sq m / 351 sq ft



First Floor
Approx 31 sq m / 336 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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