



**626 MELTON
ROAD, LEICESTER LE4 8BB**

£780,000
FREEHOLD



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



**** PLEASE NOTE THESE PROPERTIES ARE A FIXED PRICE OF £780,000 ** A PORTFOLIO OF FOUR BUNGALOWS TWO BEING DETACHED AND TWO BEING SEMI-DETACHED BUNGALOWS. ALL ARE TO BE SOLD WITH THE EXISTING LONG STANDING TENANTS. THE BUNGALOWS ARE ALL HEATED VIA ELECTRIC STORAGE HEATERS AND BENEFIT FROM OFF ROAD PARKING AND GARAGES. THIS FANTASTIC INVESTMENT OPPORTUNITY RESIDES ON THE EDGE OF OLD THURMASTON WHICH PROVIDES EASY ACCESS TO LOCAL AMENITIES.**

THE TWO SEMI-DETACHED BUNGALOWS ARE LOCATED ON MELTON ROAD WHILST THE TWO DETACHED BUNGALOWS ARE LOCATED ON





626 Melton Road
Living Room

3.70 x 3.65 - Rear facing lounge dining room with patio doors overlooking the rear enclosed garden.

Kitchen

3.19 x 2.60 - Kitchen with various units and some fitted appliances with back door leading to the rear garden.

Bathroom

2.10 x 1.86 - Shower room offering a cubicle shower, wash hand basin and W/C.

Master Bedroom

3.40 x 2.95 - Front facing Master bedroom which is a double in size.

Bedroom 2

2.89 x 2.48 - Bedroom 2 which is front facing and a double in size, over looking the front garden area.

Garage

The Single garage has an up and over door.

626A Melton Road
Lounge

3.70 x 3.65 - Rear facing lounge dining room with patio doors over looking the rear garden.

Kitchen

3.19 x 2.60 - Kitchen with various units and fitted appliances with back door leading to the rear garden.

Shower Room

2.10 x 1.86 - Shower room offering cubicle shower, wash hand basin and W/C.

Master Bedroom

3.40 x 2.95 - Front facing Master bedroom which is a double in size.

Bedroom

2.89 x 2.48 - Bedroom 2 which is also a double in size and offers a bright and spacious bedroom offering.

Garage

Single garage which has an up and over door.

2A Dorothy Avenue

In short the property has the main living quarters consisting of lounge/diner to the rear of the property overlooking the rear, enclosed garden, a rear facing kitchen with selected built in appliances.

Both bedrooms are a double in size and are located at the front of the property overlooking the front garden area. Finally, a shower room is nestled within the centre of the property and consists of cubicle shower, W/C and wash hand basin.

In addition to living space provided, the bungalow also comes with a detached single garage.

2B Dorothy Avenue

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THURMASTON

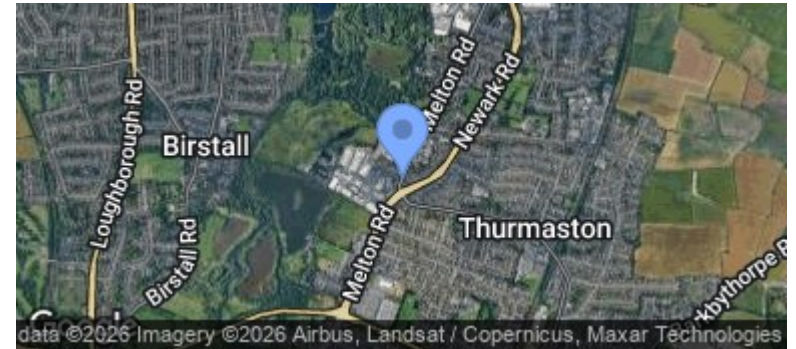
Thurmaston is located approximately three and a half miles north of Leicester city centre and offers ease of access to the M1/M69 motorway networks via the A46 Western bypass, local shopping and schooling found at nearby Thurmaston and Syston villages.

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.



LOCATION



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. 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 Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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.

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.



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.