



**17 LONDON
ROAD, MARKFIELD LE67
9UR**

£239,950
FREEHOLD



0116 236 7000



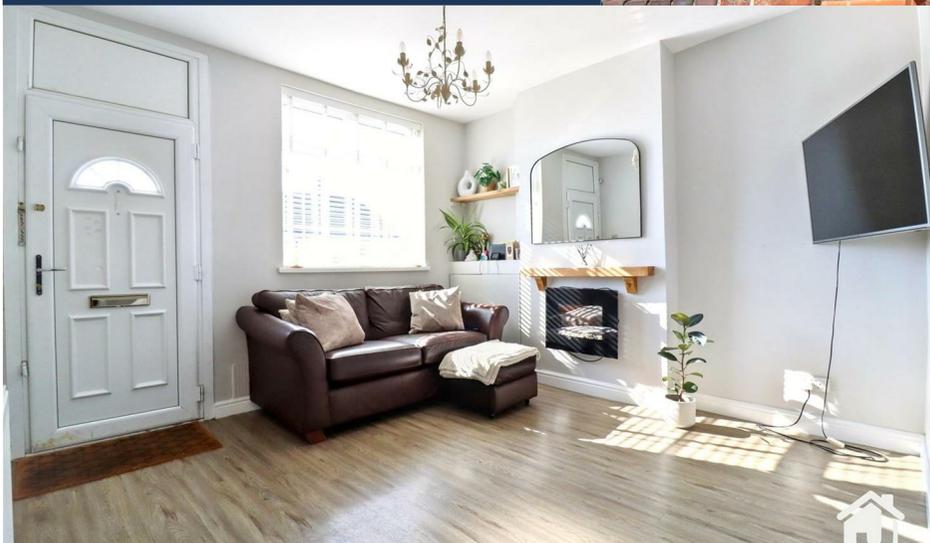
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS PERIOD PROPERTY FULL OF FEATURE AND WITHIN ONE OF THE MOST SOUGHT AFTER PARTS OF THIS THRIVING VILLAGE COMES OFFERED FOR SALE A WELL PRESENTED, TWO BEDROOM MID-TERRACE HOUSE. IN BRIEF THIS IDEAL FIRST TIME PURCHASE BENEFITS FROM A LIVING ROOM, DINING ROOM, KITCHEN, REAR PORCH, WC, FIRST FLOOR LANDING WITH TWO BEDROOMS AND A SHOWER ROOM (THAT COMES OFF OF THE PRIMARY BEDROOM). THERE ARE STEPS LEADING UP TO THE LOFT ACCESS. FROM THE REAR THERE IS A WELL MAINTAINED AND WELL ESTABLISHED GARDEN. WE RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



LIVING ROOM 12' x 11'10

Benefiting from a window to the front aspect, radiator, power points, stairs leading up to the first floor landing and a door that leads to:

DINING ROOM 11'11 x 11'3

Having a window to the rear aspect, radiator, power points, under stairs cupboard and access to:

KITCHEN 7'11 x 7'

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob with extractor, window to the side aspect, power points and access that leads to:

REAR PORCH

There is a door to the side aspect and a door that leads to:

WC

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

FIRST FLOOR LANDING

There are steps leading up to the loft (16'5 x 11'1) the loft has a radiator, power points and a Velux window. From the first floor landing there are doors that lead to:

BEDROOM 11' x 11'11 - 11'2

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM 11'11 x 11'2

Having a window to the rear aspect, radiator, power points, built in cupboard and a door that leads to:

SHOWER ROOM 7'5 x 7'

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail, window to the rear aspect and an airing cupboard.

REAR GARDEN

A well established and well maintained garden that enjoys a patio and decked areas with a mainly laid to lawn garden as well as a shed.

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.

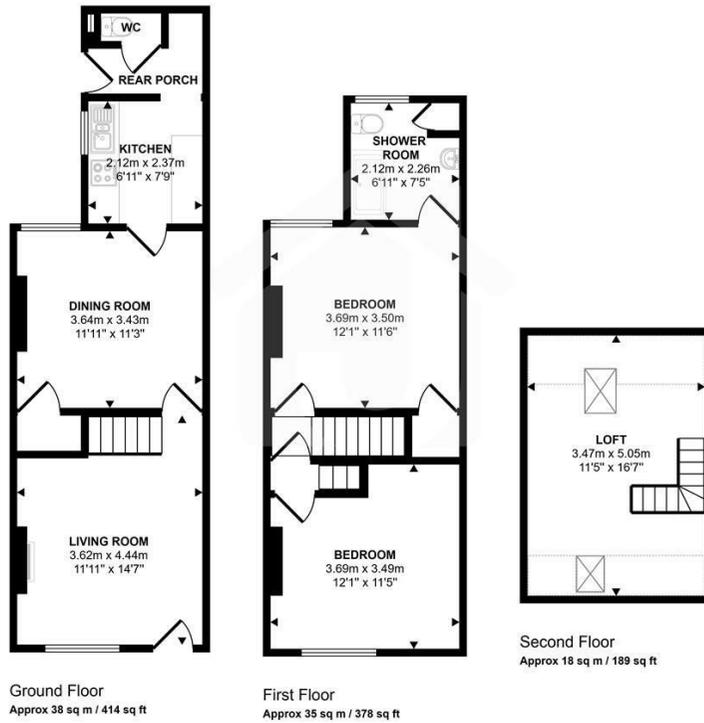
MONEY LAUNDERING

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
91 sq m / 980 sq ft



Denotes head height below 1.5m

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.

LOCATION



MEASUREMENTS

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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ZOOPLA

rightmove

TERMS & CONDITIONS

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