

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN KITCHEN
- OFF ROAD PARKING
- NO UPWARD CHAIN
- IMMACULATELY PRESENTED
- MODERN SHOWER ROOM
- STUDY/STORE
- COUNCIL TAX BAND - B

Asking price £255,000

<https://www.judgeestateagents.co.uk>





Situated within a cul-de-sac location offering easy access to local facilities and within a short drive of Glenfield Hospital, the Western bypass offering excellent transport links and the Leicester City Centre comes offered for sale this two bedroom semi-detached bungalow. This fantastic property has been improved and is offered for sale with no upward chain. As you enter there is an Entrance Hall with doors leading to a store/study area (Was part of the integral Garage), Kitchen/Living Room, Two Bedrooms and a Shower Room. To the rear there is a tiered garden. From the front there is Off Road Parking and part of the Garage ideal for storage.

#### ENTRANCE HALL

There is a radiator, power point and doors that lead to:

#### KITCHEN

9'3 x 9'3 (2.82m x 2.82m)

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

#### LIVING ROOM

14'11 x 11'4 (4.55m x 3.45m)

Benefiting from a radiator, power points, TV point and patio doors to the rear garden.

#### PRIMARY BEDROOM

15' x 9'9 (4.57m x 2.97m)

There is a window to the rear aspect, radiator and power points.

#### BEDROOM

9'11 x 7'5 (3.02m x 2.26m)

With a window to the rear aspect, radiator and power points.

#### STORE/STUDY

7'11 x 6'11 (2.41m x 2.11m)

There are power points. This room was part of the integral Garage.

#### SHOWER ROOM

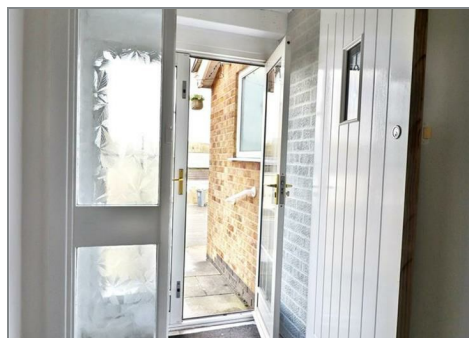
Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, window to the front aspect and complimentary tiling.

#### REAR GARDEN

A garden ready for the next owner to create and add their own vision to that currently appreciates a sheltered area as well as steps leading up to a mainly gravelled and bordered area. There is side access to the front of the property.

#### PARKING

From the front there is off road parking that leads to the Garage which is now ideal for storage as part is used as an internal area to the property for storage or study.





### LOCATION

Close to plenty of local facilities and local amenities, such as Glenfield Hospital, Beaumont Leys School, Park Primary School, Abbey Park, plenty of local shops, take aways and places of worship. The A50 and M1 are close by for commuters and there is a bus route into town.

### 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.

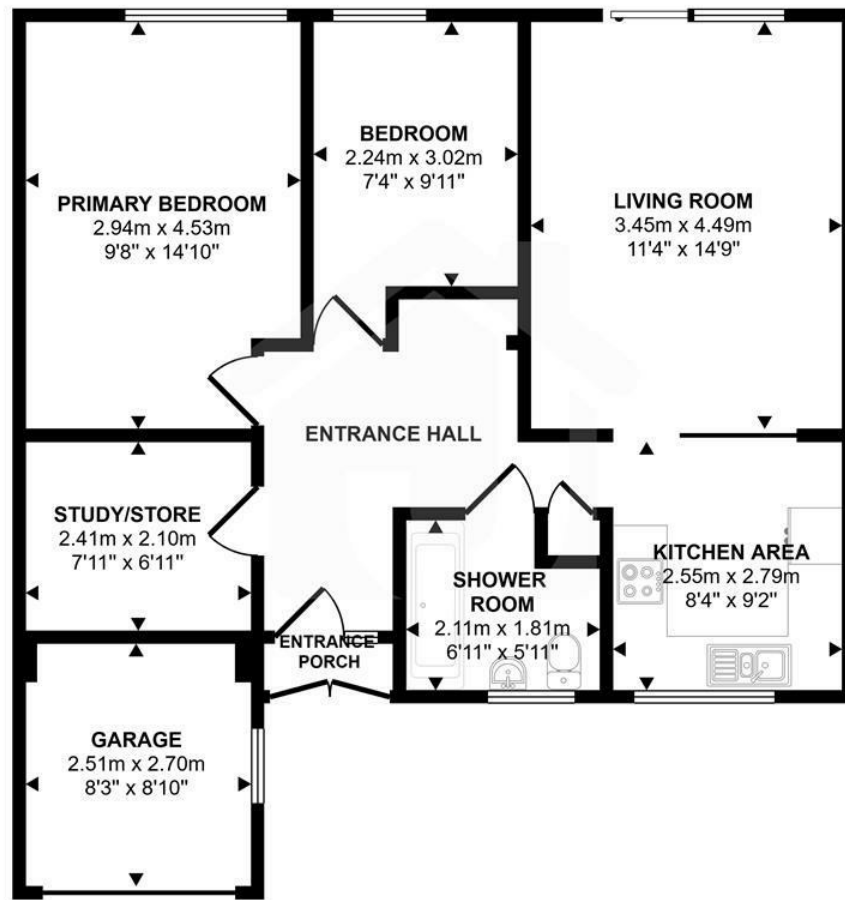
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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





Approx Gross Internal Area  
72 sq m / 776 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.

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		
	66	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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