



**6 BIRCH
CLOSE, MARKFIELD LE67
9RW**

£139,950
LEASEHOLD



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



THIS WELL MAINTAINED AND SCENIC DEVELOPMENT PURPOSE BUILT FOR THOSE OVER 55 YEARS OF AGE COMES OFFERED FOR SALE A TWO BEDROOM BUNGALOW. ALTHOUGH IN NEED OF MODERNISATION AND RENOVATION THIS OFFERS A LOT OF POTENTIAL AND IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. OUTSIDE THERE ARE WELL MAINTAINED COMMUNAL GARDENS, SEATING AREAS AND SOCIAL ROOM AS WELL AS THERE BEING AN ALLOCATED GARAGE WITHIN A COMMUNAL BLOCK.



ENTRANCE HALL

A spacious entrance hall with an electric store heater, power point, airing cupboard, fitted cupboard and doors that lead to:

LIVING ROOM 13'2 x 11'8

Having an electric store heater, power points, window and door to the rear aspect giving access to the Conservatory and a door that leads to:

KITCHEN 9'9 x 6'

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, power points and a window to the rear aspect.

BEDROOM 13'4 x 9'6

Benefiting from windows to the front and side aspects, power points and an electric store heater.

BEDROOM 9'9 x 9'2

Having a window to the rear aspect, power points and an electric store heater.

SHOWER ROOM

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

GARAGE 14' x 8'

Located within a communal block and benefiting from an up and over door.

LEASE INFORMATION

We have been informed of the following:

Service Charge: £2,347 per annum

Ground Rent: £35 per annum

Conservatory licence: £75 per annum

MARKFIELD RETIREMENT VILLAGE

This fantastic complex is surrounded by accessible countryside and if walking is your favourite occupation there are a variety of public footpaths including the Leicestershire Round, many Conservation areas and the famous historic Bradgate Park nearby.

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 & VIEWINGS

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.

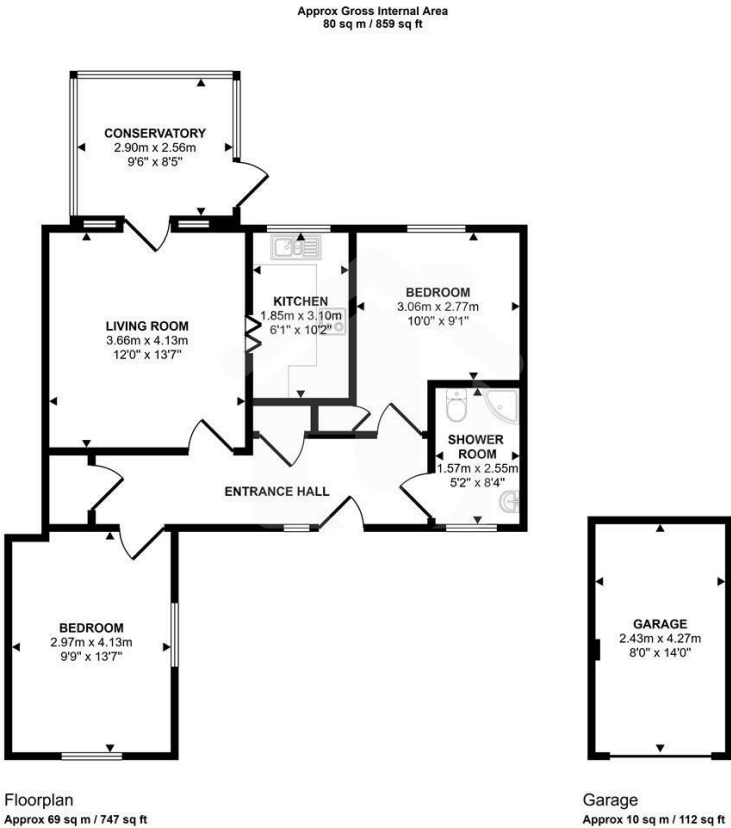


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MEASUREMENTS

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VIEWINGS

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.



TERMS & CONDITIONS

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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.