



Albion Street, Anstey, LE7



3



1



2

£250,000



Key Features

- Three Bedrooms
- Extended Semi Detached Home
- Larger Than Normal Plot With Incredible Potential
- Available With No Upward Chain
- In Need of Modernisation
- Popular & Convenient Location
- EPC rating TBC
- Freehold





EXCITING REFURBISHMENT PROJECT! - In need of internal modernisation, walk in and be surprised by this traditional three bedroom semi detached property perfect for growing families or investors and is offered to the market with no upward chain. Rare to the market, the accommodation consists of an entrance hall, lounge open with the dining room, kitchen extension, utility/storage room and downstairs bathroom, with stairs rising to the first floor landing which gives access to three bedrooms and a separate WC. The property occupies a convenient position being within walking distance to local amenities, with the larger than normal plot boasting parking to the front with lawned garden at the rear. Boasting incredible potential for extension subject to necessary consent, an early viewing is highly recommended to avoid disappointment.

Location

Anstey boasts a wide range of local shopping amenities and enjoys a prime location just south of the scenic beauty spots of Bradgate Park, Old John, and Cropston Reservoir. The village is ideally positioned for convenient access to Leicester city centre and the M1, thanks to its proximity to the Northwest Leicester bypass.

Ground Floor

Upon entering the property, you are welcomed into an entrance lobby with a staircase rising to the first floor and a door leading into the main reception room. This inviting space features carpeted flooring and a window overlooking the front elevation, allowing for plenty of natural light. The layout flows seamlessly into the formal dining area, which in turn leads to the kitchen extension. The kitchen is fitted with a range of wall and base units, complementary roll-edge work surfaces, tiled splashbacks, an inset sink and drainer, and space for appliances. French doors open out to the rear garden, perfect for indoor-outdoor living. A separate utility area offers plumbing for a washing

machine and additional storage, with access to a downstairs bathroom fitted with a three-piece suite.

First Floor

Upstairs, the property offers three neutrally decorated bedrooms, with the main bedroom being a comfortable double that benefits from a built-in airing cupboard. A separate WC completes the first-floor accommodation.

Outside

A standout feature of this property is its larger-than-average plot, which includes a driveway providing off-road parking. Gated side access leads to a generous garden, mainly laid to lawn and complemented by a variety of mature shrubs and trees. The outdoor space also offers excellent potential for further extension, subject to the necessary planning consents.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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"We are required by law to conduct anti-money





laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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Referrals

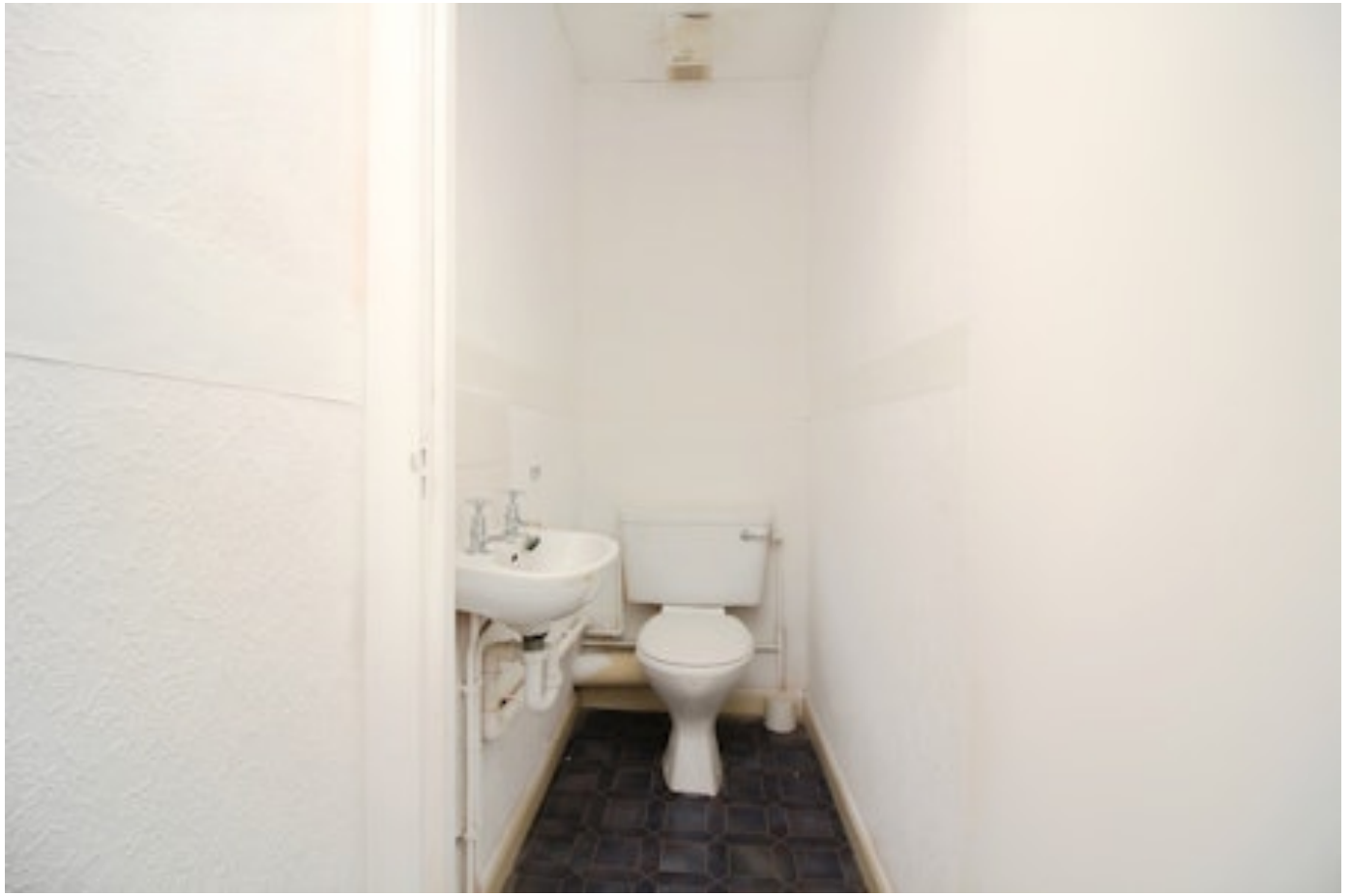
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also

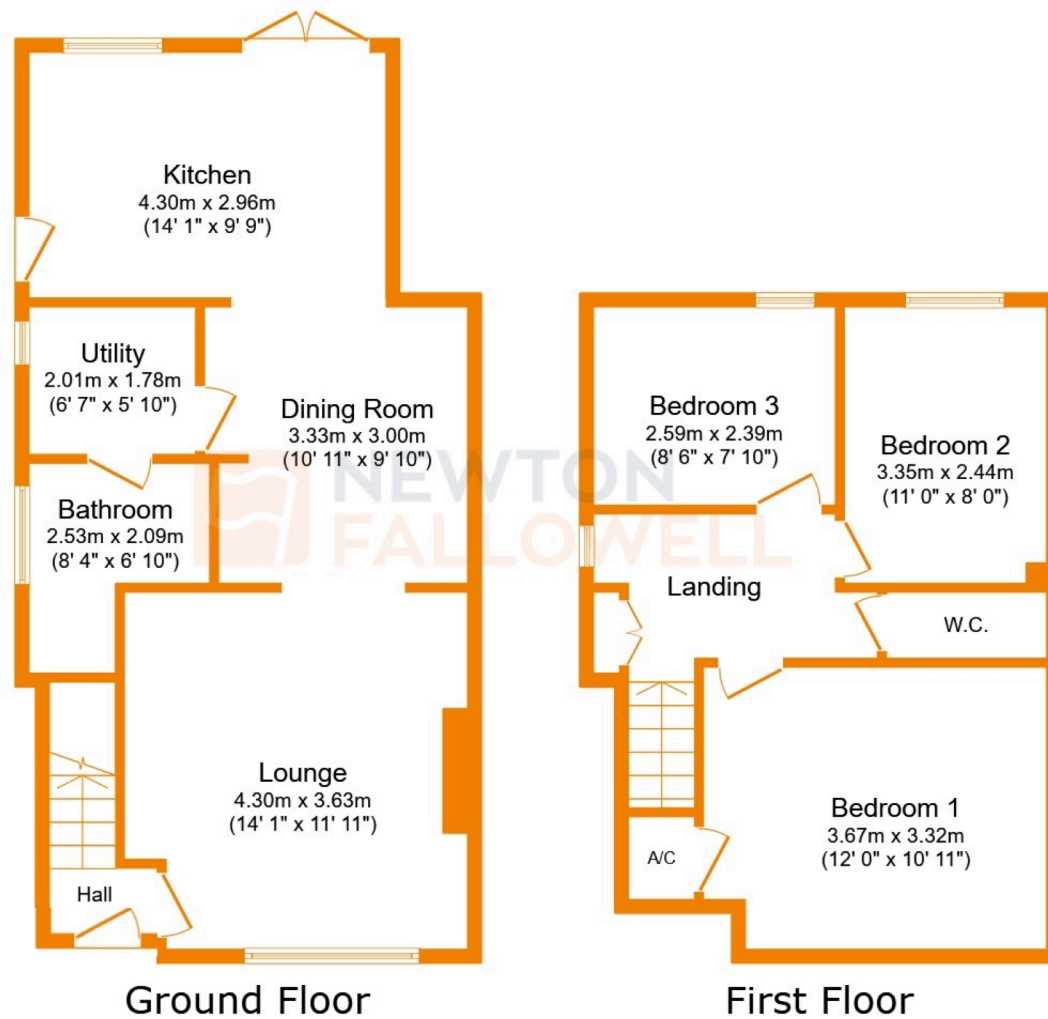
refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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