



4 MILL VIEW, ANSTEY, LEICESTER, LE7 7QX

ASKING PRICE £164,950

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£164,950 LEASEHOLD



COMMUNAL ENTRANCE

Having intercom access, post box for the property, lighting and communal stairs to the property for sale.

ENTRANCE HALL

There is a radiator, airing cupboard and doors to:

LIVING/DINING ROOM

19'2 - 17'9 x 11'2

Benefiting from a radiator, power points, TV point, window and door to:

KITCHEN/BREAKFAST

11'5 x 7'5

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, window, power points, integral dishwasher, integral fridge/freezer and power points.

BEDROOM

13'7 x 9'

Benefiting from a window, power points, radiator and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Window, Radiator and Complimentary tiling.

BEDROOM

8'1 x 7'5

With a window, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Window, Radiator and Complimentary tiling.



COMMUNAL GARDENS

There are wonderfully presented and maintained gardens with trees and lawn areas.

PARKING

As well as an allocated off road parking space there are also visitors parking located to the front of the property.

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.

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



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Viewings strictly by
appointment via Judge
Estate Agents

Contact

13 The Nook
Anstey
Leicester
Leicestershire
LE7 7AZ

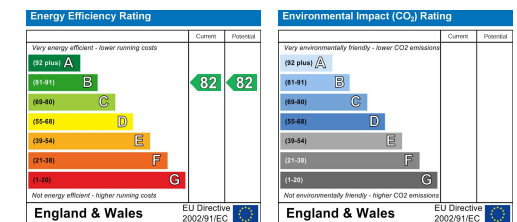
sales@judgeestateagents.co.uk

Office Hours

Monday - Friday 9am-5pm
Saturday - 10am - 2pm

0116 236 7000

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