



- TWO/THREE BEDROOM TERRACE HOUSE
- PERIOD PROPERTY
- PRIME LOCATION WITHIN ANSTEY
- GREAT LINKS FOR ACCESS TO M1 & CITY
- SOUGHT AFTER CHARNWOOD VILLAGE

- GROUND FLOOR SHOWER ROOM
- IDEAL FIRST TIME BUYER HOME
- CLOSE TO THE CENTRE OF VILLAGE
- NO UPWARD CHAIN
- COUNCIL TAX BAND - B

Asking price £210,000

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



Located within a short walk to the thriving centre of this highly sought after and regarded Charnwood Village comes offered for sale this two/three bedroom bay fronted period terrace home that makes for an ideal first time buyers property. Ready for the next owner to make their chosen improvements including the possibility of a third Bedroom on the first floor that currently has a low level WC and Wash hand basin. Internally the property benefits from a First Reception, Second Reception, Kitchen, Rear Porch, Shower Room, First Floor Landing, Two Bedrooms and as mentioned a room with a low level WC and Wash hand Basin. To the rear there is a mature and well established garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

FIRST RECEPTION

14'5 into bay x 11'5 (4.39m into bay x 3.48m)
Benefiting from a bay fronted window, radiator, power points, TV point, log burner and door to:

SECOND RECEPTION

12'6 x 11'4 (3.81m x 3.45m)
Having a window to the rear aspect, power points, log burner, door to the stairway leading to the first floor landing and a door to:

KITCHEN

12'1 x 6'6 (3.68m x 1.98m)
Having wall and base units with work surfaces, sink, window to the side aspect, power points and access through to:

REAR PORCH

There is a door to the side accessing the rear garden and a door to:

SHOWER ROOM

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

FIRST FLOOR LANDING

With a power point, radiator, loft access and doors to:

PRIMARY BEDROOM

12'6 x 10'8 (3.81m x 3.25m)
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

12'6 x 9'7 (3.81m x 2.92m)
Having a window to the rear aspect, power points and a built in cupboard.

BEDROOM/WC

12'2 x 6'5 (3.71m x 1.96m)
With a low level WC, Wash hand basin, Window to the rear aspect, Radiator and power points.

REAR GARDEN

A mature and well established garden that enjoys a patio and decked seating area, steps down to a mainly laid to lawn garden with borders home to a variety of shrubs, plants and trees.





ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family

run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

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

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.

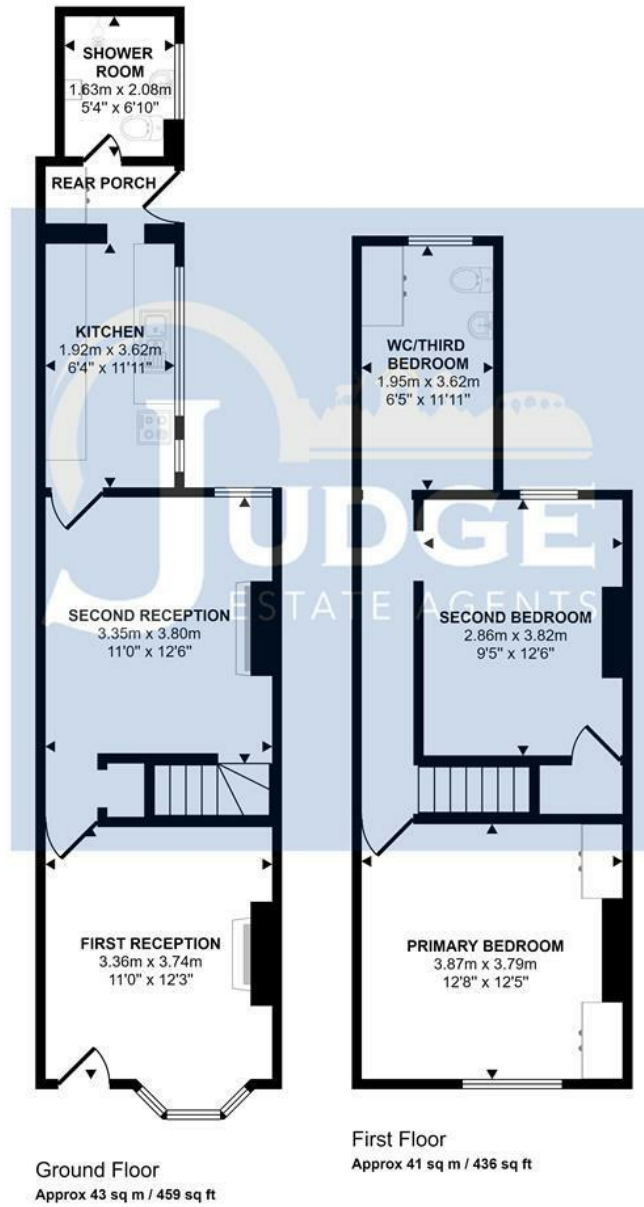
MONEY LAUNDERING

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 cooperation in order that there will be no delay in agreeing the sale.



Approx Gross Internal Area
83 sq m / 895 sq ft



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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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