

- TWO BEDROOM TERRACE HOUSE
- SUMMER HOUSE IN GARDEN
- IDEAL FIRST TIME PURCHASE

- IMMACULATELY PRESENTED
- CLOSE TO THE CENTRE OF VILLAGE
- COUNCIL TAX BAND - B

Price guide £210,000

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





This immaculately presented, two bedroom Terrace house is well located being close to the centre of Anstey village. An ideal first time purchase, this lovely home in brief benefits from an Entrance Hall, Living/Dining Room, Kitchen, WC, First Floor, Bedroom and a Bedroom with the Shower room off of this. To the rear there is a low maintenance garden with a Summer House. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

Having a door that leads to:

#### LIVING/DINING ROOM

26'10" - 21'8" x 11'11" (8.18m - 6.60m x 3.63m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, TV point, stairs leading to the first floor landing, patio doors to the rear garden and a door to:

#### KITCHEN

19'5" x 5'10" (5.92m x 1.78m)

There are a range of wall and base units having work surfaces, sink with mixer tap and drainer, integral oven, grill, hob,

windows to the side aspect, power points, door to the side aspect accessing the rear garden and a door that also leads to:

#### WC

Comprising a low level WC, Wash hand basin, Radiator and a Window to the side aspect.

#### FIRST FLOOR LANDING

Having doors leading to:

#### BEDROOM

11'5" x 10'9" (3.48m x 3.28m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

11'11" x 10'3" (3.63m x 3.12m)

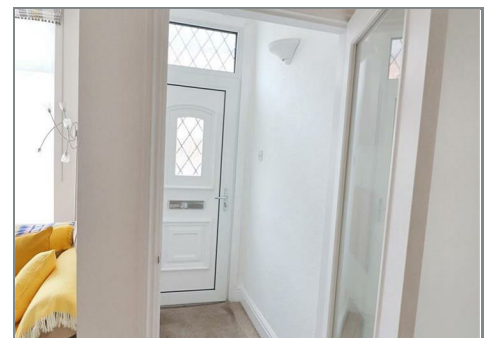
With a window to the rear aspect, radiator, power points, fitted cupboard and a door leading to:

#### SHOWER ROOM

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

#### REAR GARDEN

A very well maintained and cared for low maintenance garden that benefits mainly being paved that also leads to:







### SUMMER HOUSE

11'6 x 7'6 (3.51m x 2.29m)

Benefiting from windows to the side and front aspect and French doors onto a Decked area.

### ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping

facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

### 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

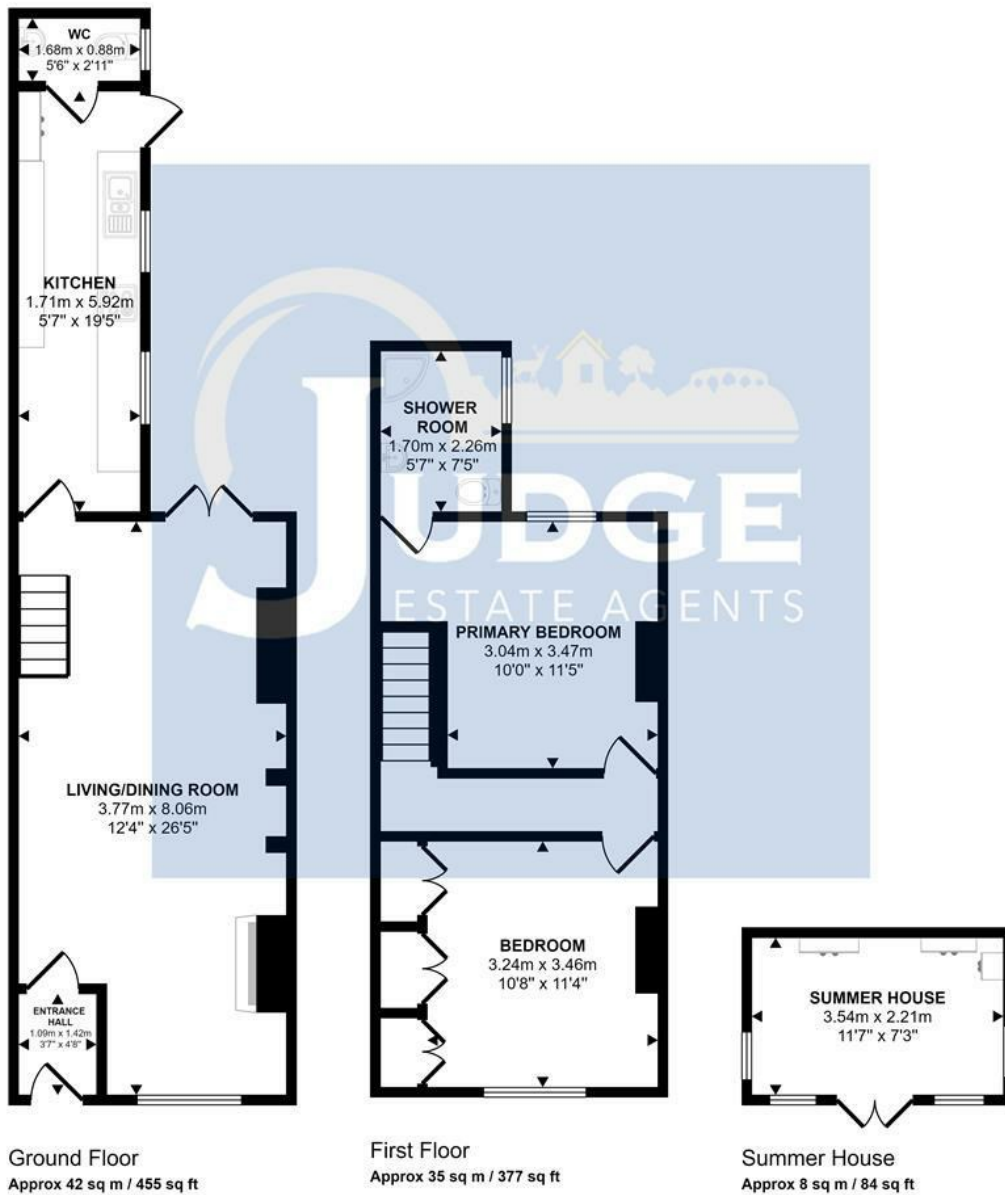
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### 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



Approx Gross Internal Area  
85 sq m / 916 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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 