



- TWO BEDROOM END TERRACE HOUSE
- READY FOR NEXT OWNER TO ADD OWN TOUCH
- CLOSE TO THE CENTRE OF VILLAGE
- OFF ROAD PARKING
- NO UPWARD CHAIN
- COUNCIL TAX BAND - A

**Offers over £200,000**





Located close to the centre of this thriving village and having the added benefit of Off Road Parking comes offered for sale with no upward chain this two bedroom End-Terrace House. The property benefits from a substantial size plot to the rear with the potential to build/extend (subject to planning permission). This unique home comprises a Side Entrance Porch with Dining Area, Kitchen, Living Room, First Floor Landing, Two Bedrooms and a Bathroom. There is as mentioned off road parking leading alongside the property where there is gated access for further vehicular access and a well established rear garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**SIDE ENTRANCE PORCH**

There is a door, Cupboard that leads to:

**DINING ROOM**

13' x 9' (3.96m x 2.74m)

Having a window and door to the rear aspect, radiator, power points, French Doors to the Living Room and there is also access through to:

**KITCHEN**

13'8 x 5'11 (4.17m x 1.80m)

With base units and work surfaces, sink, power points, radiator and windows to the rear and side aspects.

**LIVING ROOM**

12'3 x 10'6 (3.73m x 3.20m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and a door that has access to the stairway leading to:

**FIRST FLOOR LANDING**

There is a window to the side aspect, loft access and doors that lead to:

**PRIMARY BEDROOM**

12'5 - 11'3 x 10'6 (3.78m - 3.43m x 3.20m)

Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

**BEDROOM**

13'1 x 8' (3.99m x 2.44m)

With a window to the rear aspect, radiator and power points.

**BATHROOM**

10' x 6'11 (3.05m x 2.11m)

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling and a Window to the rear aspect.

**REAR GARDEN**

There is gated access from the rear entrance/shared rear access as well as a larger gate from the off road parking that leads to this well-established and good sized garden with a paved patio, laid to lawn and bordered areas with a number of shrubs, plants and trees. There is also a Shed.







#### PARKING

There is off road parking that leads alongside the property.

#### 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

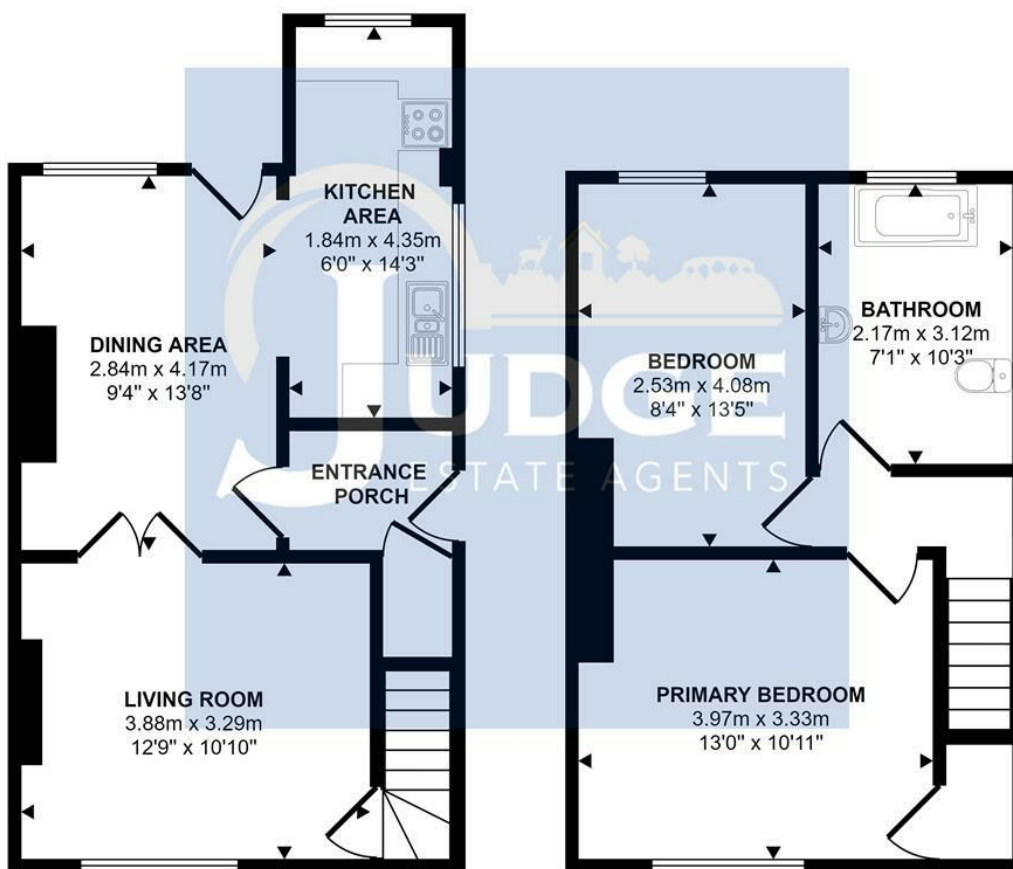
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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





Approx Gross Internal Area  
76 sq m / 816 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft

First Floor  
Approx 37 sq m / 394 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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			87
(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	

