



- TWO BEDROOM COTTAGE STYLE TERRACE
- IDEALLY LOCATED FOR ACCESS TO VILLAGE CENTRE
- PRIME LOCATION
- NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND - B

Asking price £219,950

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



This charming two bedroom cottage style terrace home is well situated for ease of access to the centre of Anstey village which is full of a variety of shops, eateries and amenities. Very well presented and offered for sale with no upward chain this lovely home benefits from two reception rooms, kitchen, first floor landing, two bedrooms with a shower room. There are front and rear gardens which are low maintenance including a fruit tree. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**FIRST RECEPTION**

12'1 x 11'11 (3.68m x 3.63m)

Benefiting from a window to the front aspect, radiator, power points, fitted cupboard, inner lobby with cupboard and a door to:

**SECOND RECEPTION**

12'1 x 12' (3.68m x 3.66m)

There is a window to the rear aspect, power points, radiator, stairs leading to the first floor landing and a door that leads to:

**KITCHEN**

13'9 x 6'2 (4.19m x 1.88m)

With a range of wall and base units and work surfaces, sink with mixer tap, integral oven, hob with extractor, windows to the rear and side aspects, power points and a door to the side leading to the rear yard.

**FIRST FLOOR LANDING**

Having doors to:

**PRIMARY BEDROOM**

12'2 x 12'1 (3.71m x 3.68m)

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

**BEDROOM**

12'2 x 8'8 (3.71m x 2.64m)

There is a window to the rear aspect, radiator, power points and a built in cupboard with loft access.

**SHOWER ROOM**

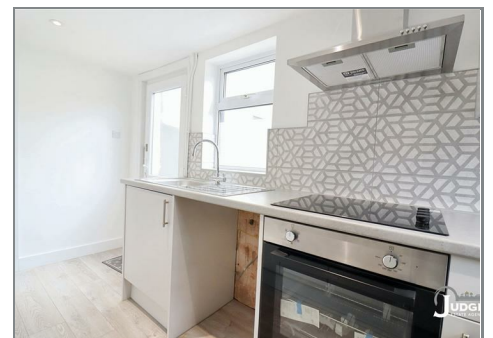
Comprising a low level WC, Wash hand basin, Walk in Shower, Airing Cupboard, Heated Towel Rail and a Window to the side aspect.

**FRONT GARDEN**

There is a bordered and paved area with shrubs and plants.

**REAR GARDEN**

There is a small courtyard area to the immediate rear and





then, there is then a gated access to the shared pathway with neighbouring properties and then onto the garden which enjoys bordered and patio areas with a fruit tree and a Shed to the very end as well as gated access at the rear shared pathway leading to Gladstone Street.

#### 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

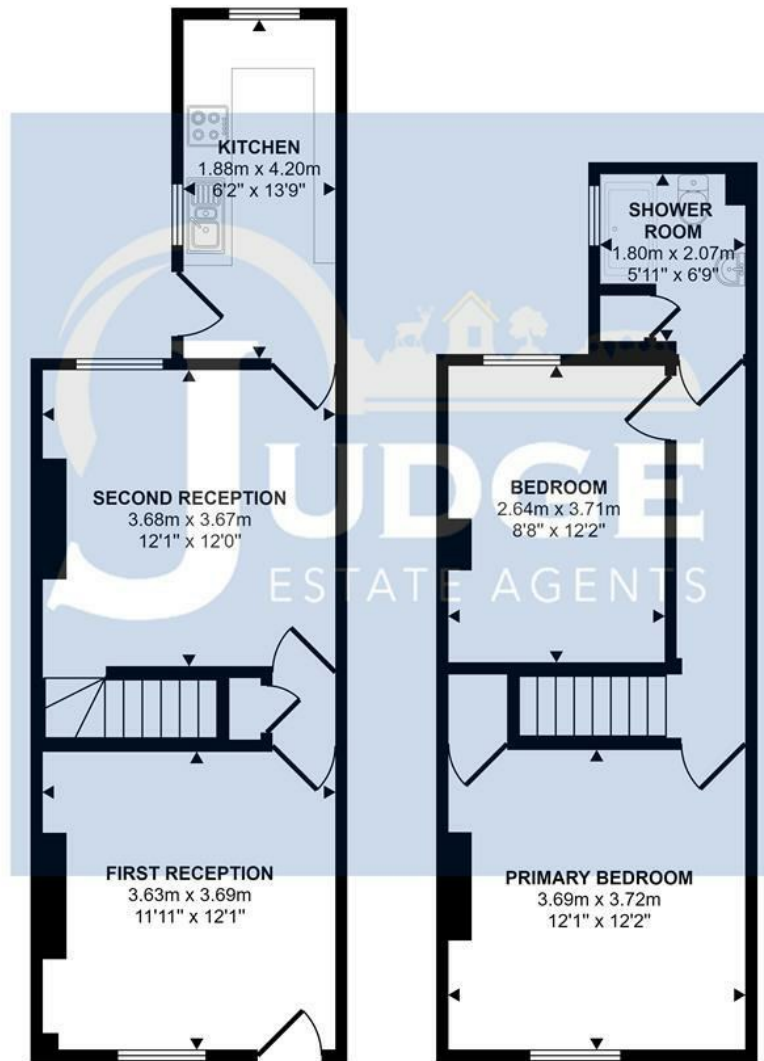
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

#### 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.



Approx Gross Internal Area  
74 sq m / 801 sq ft



Ground Floor  
Approx 39 sq m / 419 sq ft

First Floor  
Approx 35 sq m / 382 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(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			88
(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	

