

- THREE BEDROOM SEMI-DETACHED HOUSE
- HIGHLY REGARDED LOCATION WITHIN ANSTEY
- OFF ROAD PARKING
- IN NEED OF REPAIR AND MODERNISATION
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- COUNCIL TAX BAND - C

Offers over £200,000

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



IN NEED OF MODERNISATION AND REPAIR.

This three bedroom semi-detached house is perfectly situated for access to both the primary and secondary reputable schools within this highly regarded Charnwood village. Briefly the property benefits from an Entrance Hall, WC, Living Room through to a Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Shower Room. From the front there is off road parking that leads alongside the property and to the rear there is a good sized garden ready for the next owner to place their own vision to. FOR MORE DETAIL, PLEASE VIEW OUR VIRTUAL TOURS.

ENTRANCE HALL

There are stairs leading up to the first floor landing and doors that leads to:

WC

Comprising a low level WC and a Window to the front aspect.

LIVING ROOM

16'3 x 11' (4.95m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points and TV point and a door that leads to:

KITCHEN/DINING ROOM

17'3 x 10'9 - 9'2 (5.26m x 3.28m - 2.79m)

There are a range of wall and base units with work surfaces, sink, integral oven, oven, extractor, radiator, power points and patio doors to the rear aspect.

FIRST FLOOR LANDING

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

BEDROOM

12'1 x 9'8 (3.68m x 2.95m)

Benefiting from a window to the rear aspect, radiator, power points and fitted cupboard.

BEDROOM

11'4 x 9'11 (3.45m x 3.02m)

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

BEDROOM

7'11 x 7'1 (2.41m x 2.16m)

Having a window to the front aspect, radiator and power points.

SHOWER ROOM

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

REAR GARDEN

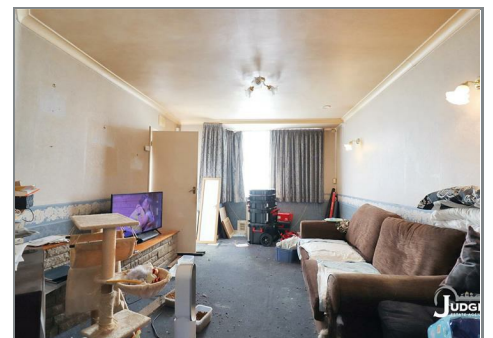
A good sized garden which is ready for the next owner to add there own touch to. There is a Garage and Greenhouse in the garden also.

PARKING

From the front there is off road parking that leads alongside the property.

GARAGE

In need of attention.





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 an 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
80 sq m / 860 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 39 sq m / 420 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

