



- THREE BEDROOM TERRACE HOUSE
- EN-SUITE TO BEDROOM
- CLOSE TO VILLAGE CENTRE

- PRIME VILLAGE LOCATION
- FOUR PIECE BATHROOM SUITE
- COUNCIL TAX BAND - B

Asking price £250,000

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



Close to the centre of this highly regarded village that offers a great level of local amenities and shopping facilities comes offered for sale this Three Bedroom Terrace House. Internally the property benefits from a Living Room, Dining Room through to Kitchen, Rear Porch with a Utility area and WC, First Floor Landing, Two Bedrooms, Four Piece Bathroom Suite and From the Landing there is access to a Stairway leading up to the Second Floor where there is an En-Suite Bedroom. The Rear Garden is of good size and ready for the next owner to add their own vision to. This well presented property would be an ideal first time buy and is offered for sale with no upward chain. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

14'5 into bay x 11'10 (4.39m into bay x 3.61m)
Benefiting from a bay fronted window, radiator, power points, TV point and access through to:

DINING ROOM

12'6 x 11'10 (3.81m x 3.61m)
Having a door to the rear aspect, radiator, power points, stairs leading to the first floor landing and access through to:

KITCHEN

11'10 x 6'2 (3.61m x 1.88m)
There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob with extractor, windows 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 that leads to:

UTILITY AREA/WC

Having power point and access to an area with a low level WC, Wash hand basin and a Window to the side aspect.

FIRST FLOOR LANDING

With a power point, door to the stairway leading to the Second Floor Bedroom and there are doors that lead to:

BEDROOM

13'2 x 12'5 (4.01m x 3.78m)
Benefiting from a window to the front aspect, radiator, power points and a feature surround.

BEDROOM

10'1 x 9'5 (3.07m x 2.87m)
Having a window to the rear aspect, radiator, power points and feature surround.

BATHROOM

A lovely Four Piece Bathroom Suite that comprises a low level WC, Wash hand basin, Free Standing Bath, Walk in Shower, Radiator, Complimentary tiling and a Window to the rear aspect.

BEDROOM

20'2 x 12' - 7' (6.15m x 3.66m - 2.13m)
Situated upon the Second Floor and Benefiting from Velux windows to the front aspect, radiator, power points, Window to the rear aspect and access through to:





AN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower and a Heated Towel Rail.

REAR GARDEN

Ready for the next owner to create their 'own' garden with their own vision to, this garden has a patio that leads to an outhouse and a mainly laid to lawn area having borders and a shed.

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:

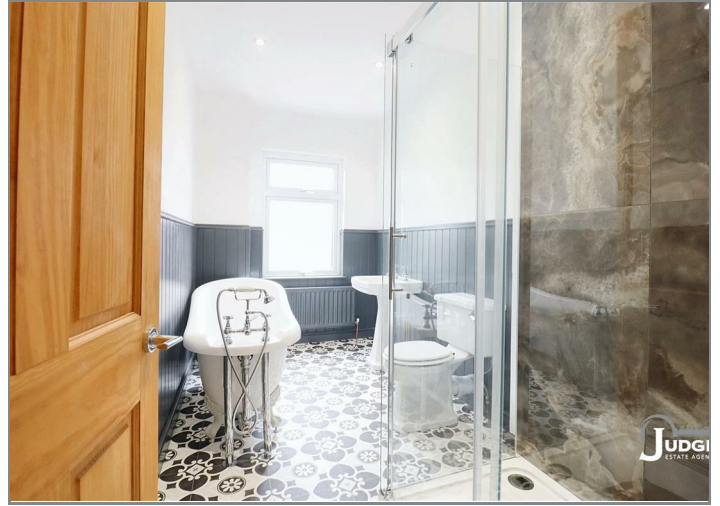
The Latimer Primary School, Anstey (0.3 miles)

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) Click through our 360 Tour
- 5) Please provide and assist proof of affordability

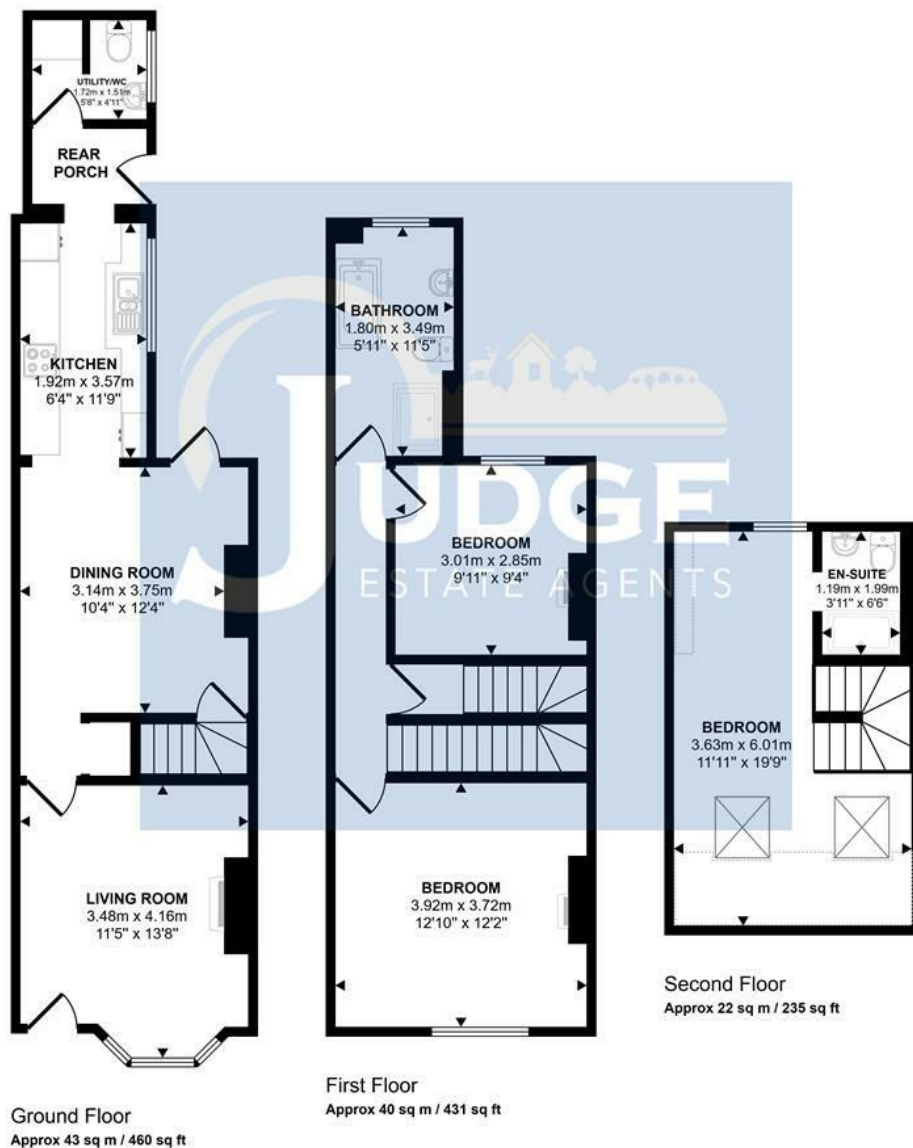
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.



Approx Gross Internal Area
105 sq m / 1125 sq ft



Denotes head height below 1.5m

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	82

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	

