

- TWO BEDROOM END-TOWNHOUSE
- IDEAL FIRST TIME PURCHASE

- CLOSE TO VILLAGE CENTRE
- COUNCIL TAX BAND - A

Price guide £175,000

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



Situated perfectly for ease of access to the Village amenities, shops and eateries comes offered for sale this Two Bedroom End-Townhouse. Making an ideal First Time Purchase the property in brief benefits a Living/Dining Room through to the Kitchen area which then accesses the Rear Porch with a door to the Bathroom. From the Dining area there is a door that gives access to the Stairs leading to the First Floor Landing with Two Bedrooms and then there are stairs that lead up to the Attic which benefits from a window to the front aspect. There is a small paved area to the rear of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING/DINING ROOM

23'4 x 11'11 - 8'7 (7.11m x 3.63m - 2.62m)

Benefiting from windows to the front aspect, radiator, power points, door to the Stairs leading to the First Floor Landing and there is an Archway through to:

KITCHEN

10'7 x 10'1 (3.23m x 3.07m)

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, window to the side aspect, power points and a door that leads to:

REAR PORCH

There is a door that leads outside and a door that leads to:

BATHROOM

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

FIRST FLOOR LANDING

Having a window to the rear aspect, stairs leading up to the Attic and doors that lead you to:

BEDROOM

13'11 x 13'3 (4.24m x 4.04m)

Benefiting from a window to the front aspect and power points.

BEDROOM

12'1 x 8'11 (3.68m x 2.72m)

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

ATTIC

15'1 x 10'10 (4.60m x 3.30m)

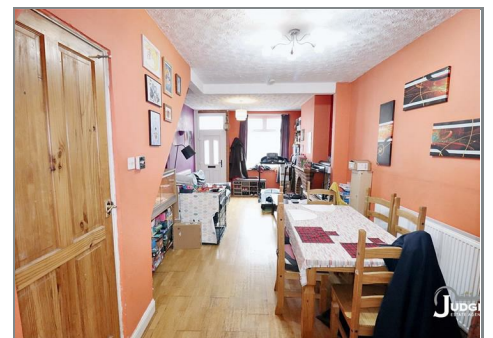
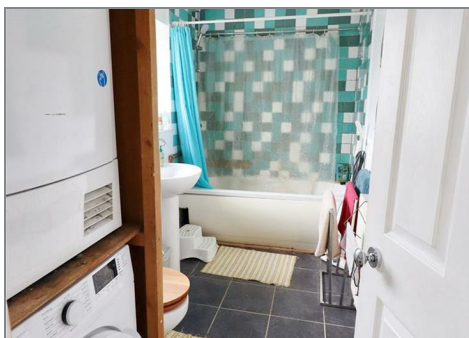
With a window to the front aspect, radiator and power points.

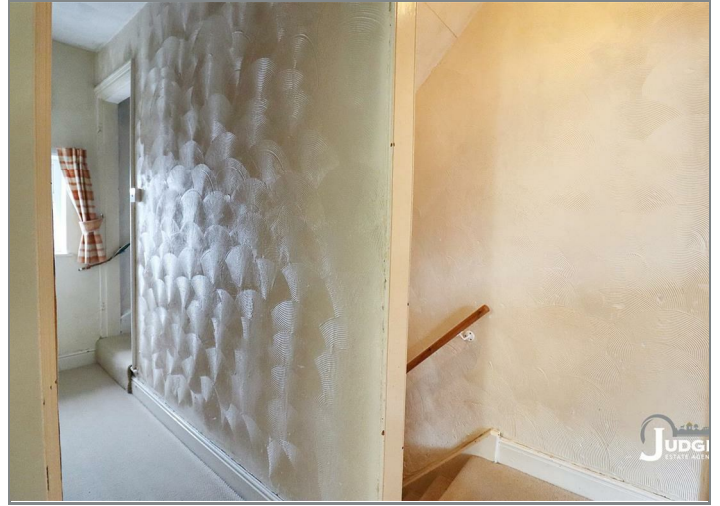
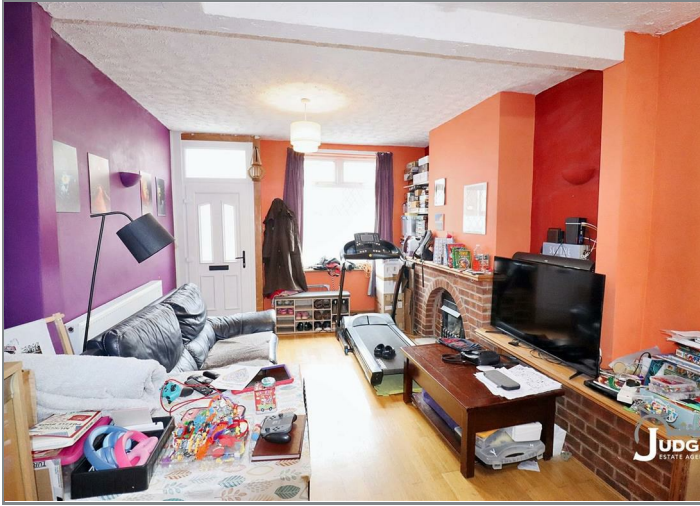
OUTSIDE

There is a small paved area to the rear of 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.

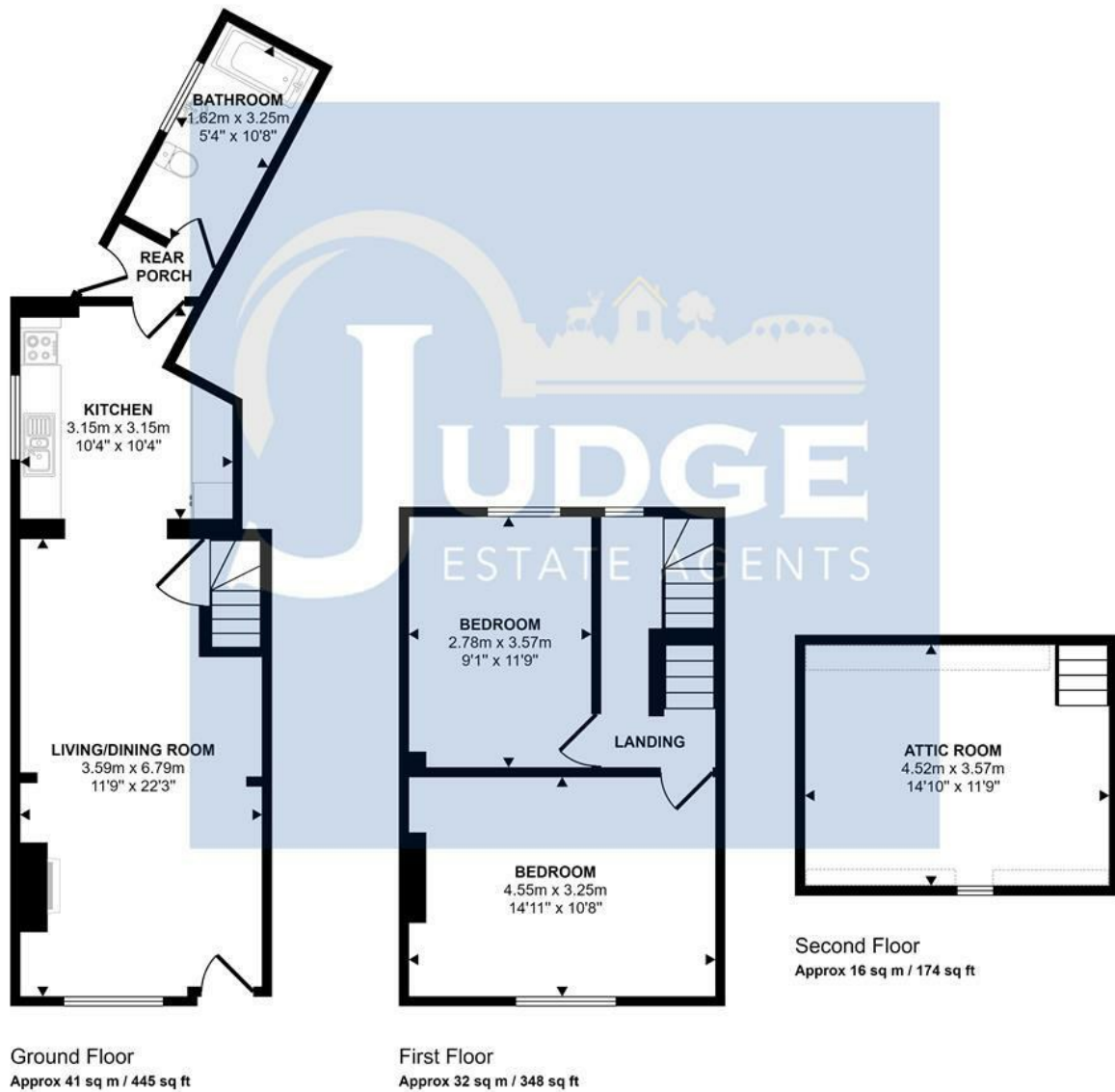
MONEY LAUNDERING

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 co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of



Approx Gross Internal Area
90 sq m / 966 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.

