

- THREE BEDROOM TERRACE HOUSE
- GROUND FLOOR BATHROOM
- READY FOR NEXT OWNER TO ADD OWN VISION TO
- IDEAL FIRST TIME PURCHASE

- PERIOD FEATURES
- NO UPWARD CHAIN
- CLOSE TO HEART OF VILLAGE
- COUNCIL TAX BAND - B

Offers over £199,000

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



Situated within a great position for access to Anstey village centre offering an array of shopping, drinking and eating establishments as well as a host of amenities and services comes offered for sale this Three Bedroom Terrace House. Offered for sale with no upward chain and also being a period property this lovely home is ready for the next owner to add their own vision to and in brief benefits Two Reception Rooms, Kitchen, Bathroom, First Floor Landing and Three Bedrooms. There is a well established Rear Garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

FIRST RECEPTION

13'3 into bay x 11'3 (4.04m into bay x 3.43m)
Benefitting from a bay fronted window, radiator, power points, TV point, fitted cupboard and door accessing:

SECOND RECEPTION

12' x 11'5 (3.66m x 3.48m)
Having a window to the rear aspect, radiator, power points, doors to the stairway leading up to the first floor landing and a door giving access to:

KITCHEN

12'2 x 6'3 (3.71m x 1.91m)
With wall and base units having work surfaces, sink with a mixer tap, window and door to the side aspect, power points and door that leads to:

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, window to the rear aspect, radiator and complimentary tiling.

FIRST FLOOR LANDING

There is access to the loft and doors that lead to:

BEDROOM

13' x 11'3 (3.96m x 3.43m)
Benefitting from a window to the front aspect, radiator, power points and a cupboard.

BEDROOM

12'5 x 10' (3.78m x 3.05m)
With a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM

12' x 8' (3.66m x 2.44m)
Having a window to the rear aspect, radiator, power points and an airing cupboard.

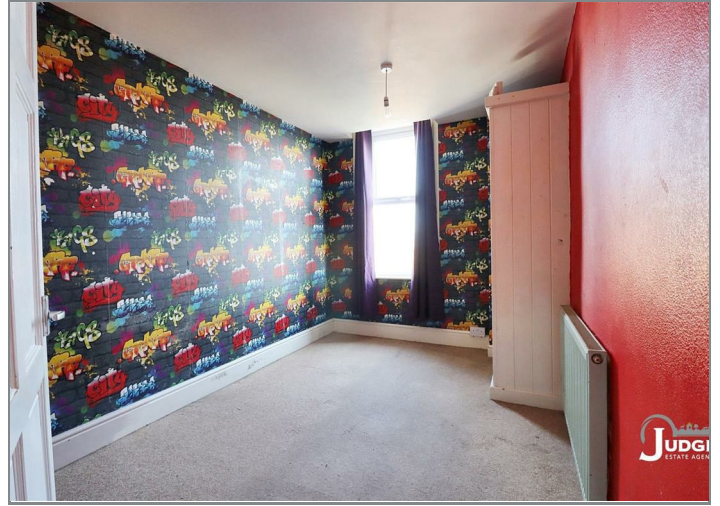
REAR GARDEN

There is a patio with gated access onto a mainly laid to lawn garden with borders and a range of shrubs and plants.

ANSTAY 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 Woollen 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

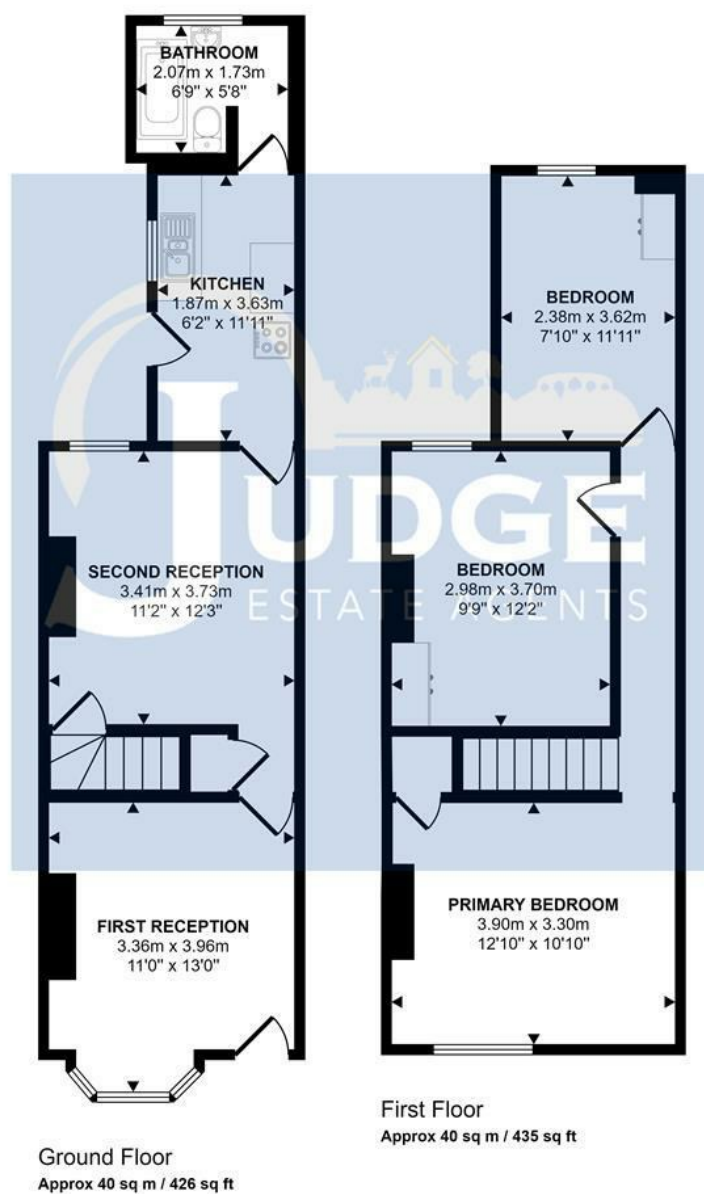
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



Approx Gross Internal Area
80 sq m / 861 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	80

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	