



7B DORSET AVENUE, GLENFIELD, LEICESTER,
LE3 8BD

PRICE GUIDE £250,000

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£250,000 FREEHOLD



ENTRANCE HALL

There are stairs that lead to the first floor landing, radiator, power points, under stairs cupboard and doors that lead to:

WC

Comprising a low level WC, wash hand basin, radiator and a window to the front aspect.

KITCHEN

11'1 x 8'1

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, power points, window to the front aspect, radiator and the vendor is also happy to leave the following items with the Kitchen. The items in mention are a washing machine, microwave and a fridge freezer.

LIVING ROOM

15'4 x 15'4

Benefiting from a window and patio doors to the rear aspect, radiator and power points.

FIRST FLOOR LANDING

With access to the loft, fitted wardrobes, power point and doors that lead to:

BEDROOM

12'2 - 8'11 x 11'8 - 10'5

Benefiting from a window to the front aspect, radiator, power points as well as built in wardrobes and cupboard.

BEDROOM

11' from fitted wardrobes x 9'8

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, complimentary tiling, built in cupboard and a window to the rear aspect.

REAR GARDEN

A low maintenance garden that comprises a mainly paved area with raised decked seating area and a shed.

PARKING

There is off road parking from the front of the property.



GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46\M1\M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

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.

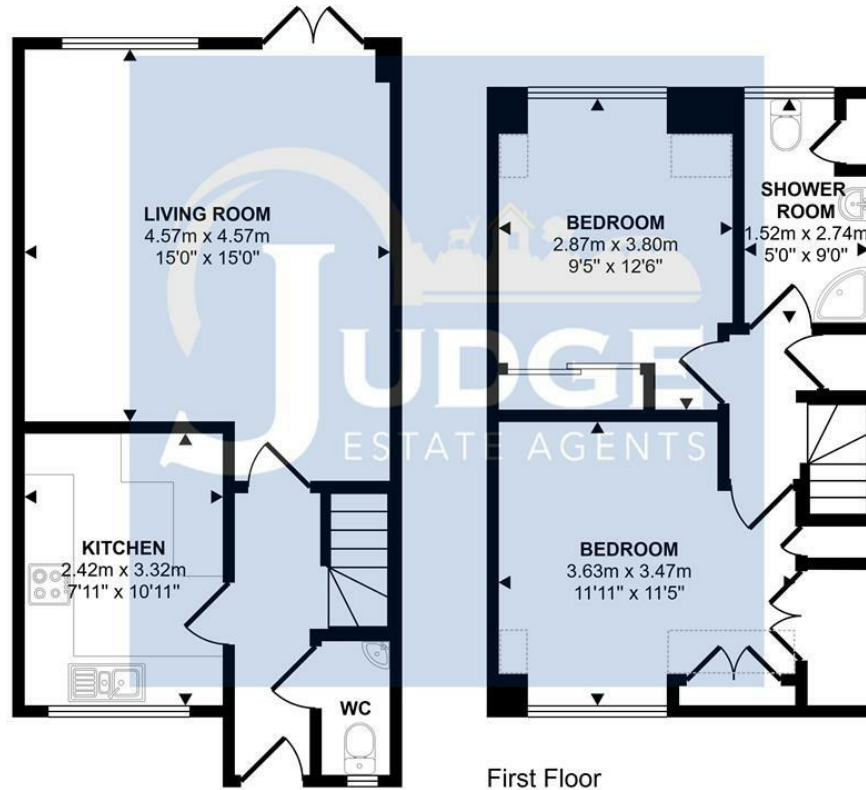
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO

NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area
72 sq m / 776 sq ft



Ground Floor
Approx 38 sq m / 414 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.

Viewings strictly by
appointment via Judge
Estate Agents

Contact

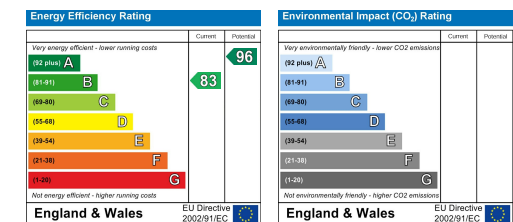
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

