3 George Street, Anstey, Leicester, LE7 7DT

Asking price
£229,950

3 George Street, Anstey, Leicester, LE7 7DT
£229,950 Freehold

LIVING ROOM
12'1 x 11'6
Benefiting from windows to the front and side aspects, power points, radiator, feature surround, TV point. door to the front of the property and access to the inner hall with stairs leading to the first floor landing, door to the side aspect leading outside of the property and a door that leads to:

DINING ROOM
12'2 x 11'9
Having windows to the side and rear aspects, power points, radiator, under stairs cupboard and a door that leads to:

REAR PORCH
There is a door that gives access to the rear garden, power point and access through to:

KITCHEN
8'2 x 8'
With a range of wall and base units, work surfaces, Belfast style sink with a mixer tap, integral oven, hob, plumbing for a washing machine, power points and a window to the side aspect.

FIRST FLOOR LANDING
There is access to the loft, radiator and doors that lead to:

PRIMARY BEDROOM
12' x 11'6
Benefiting from windows to the front and side aspects, radiator, power points and a feature fire surround.

BEDROOM
11'9 x 8'3
There are windows to both the side and rear aspects, radiator, power points and a built in cupboard.

BATHROOM
11'8 x 8'
Comprising a low level WC, wash hand basin, free standing bath, walk in shower, window to the side aspect, heated towel rail and complimentary tiling.

REAR GARDEN
There is gated access to the side of the property as well as pathway leading to an outhouse measuring 7' x 6'4 which has a window to the side aspect and power point. The garden enjoys a laid to lawn leading up to a patio seating area to the very rear with borders home to a number of shrubs, tree and plants.

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.

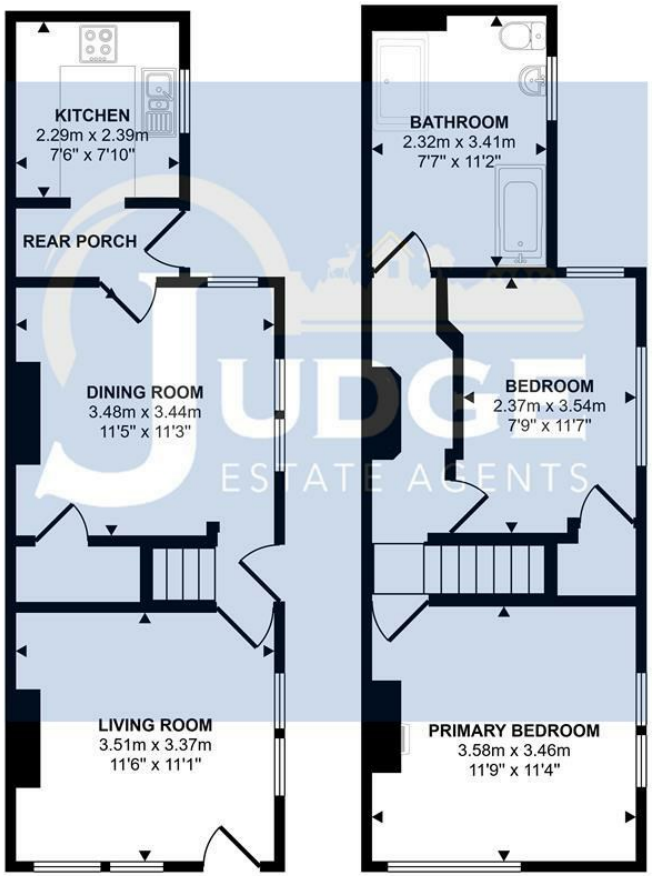
MONEY LAUNDERING

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 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
73 sq m / 782 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 37 sq m / 396 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.

Viewings strictly by appointment via Judge Estate Agents

Contact

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Office Hours
Monday - Friday 9am-5pm
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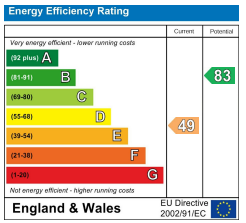

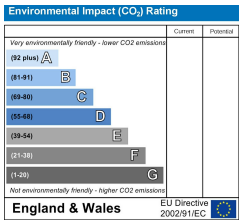

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

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