

- TWO BEDROOM SEMI-DETACHED HOUSE
- IDEAL FIRST TIME PURCHASE
- IDEAL FOR CITY & MOTORWAY LINKS

- OFF ROAD PARKING
- WELL ESTABLISHED REAR GARDEN
- COUNCIL TAX BAND - A

Asking price £200,000

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



Located within a cul de sac position whilst offering fantastic links to the city centre and motorway comes offered for sale this very well presented two bedroom end terrace house. This lovely home would make for an ideal first time purchase and in brief benefits from an entrance hall, kitchen, living room, first floor landing, two bedrooms and a bathroom. Outside to the rear there is a well established and presented garden and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAILS.

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, window to the front aspect, access leads through to the living room and there is also a door that leads to:

KITCHEN

10'11 x 5'8 (3.33m x 1.73m)

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points, radiator and a window to the front aspect.

LIVING ROOM

13'8 x 11'10 (4.17m x 3.61m)

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

FIRST FLOOR LANDING

There is a loft access, power point and doors that lead to:

BEDROOM

11'6 - 8'6 x 9'1 (3.51m - 2.59m x 2.77m)

Benefiting from two windows to the front aspect, radiator, power points and built in cupboard.

BEDROOM

11'10 x 8'11 (3.61m x 2.72m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, window to the side aspect, complimentary tiling and a heated towel rail.

REAR GARDEN

A very well maintained and presented garden that appreciates a patio that then leads onto a mainly laid to lawn area with access alongside the property.

PARKING

From the front there is off road parking.

ANSTEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available





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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.

Floor plans are produced for guidance only and are not to scale. 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.

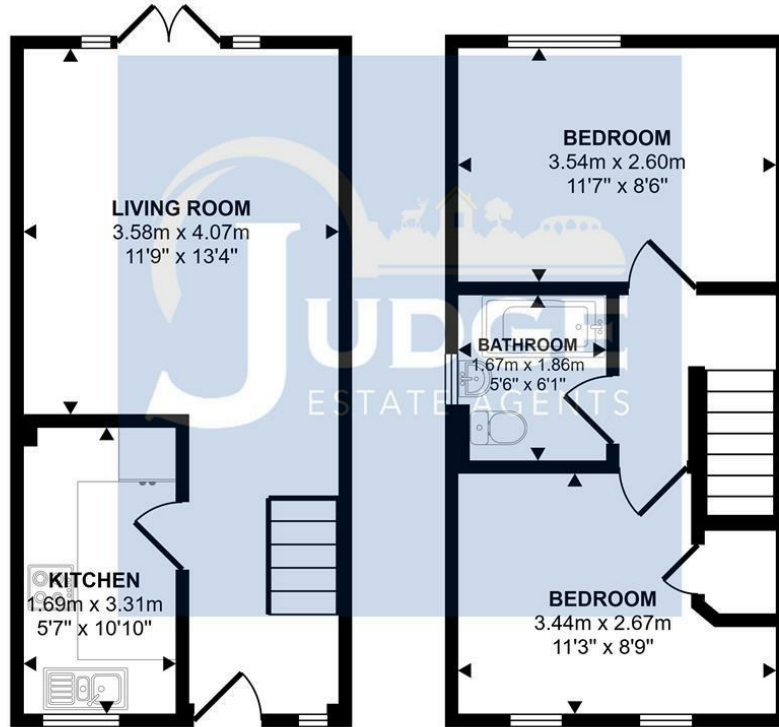
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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
52 sq m / 564 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.

