



 UP Estates



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2 Bedroom House - Terraced
located on Bradgate Road,
Leicester
£180,000

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- BEAUTIFULLY PRESENTED TWO-BED MID-TERRACE
- GENEROUS LIVING ROOM THROUGH TO KITCHEN/DINER
- MODERN FITTED KITCHEN WITH AMPLE CUPBOARD SPACE
- DOWNSTAIRS WC
- TWO WELL-PROPORTIONED BEDROOMS
- MODERN WALK-IN SHOWER ROOM
- LOW-MAINTENANCE REAR GARDEN
- WALKING/CYCLING ACCESS TO BRADGATE PARK – OUTSTANDING RURAL WALKS & DEER PARK VIEWS.

BEAUTIFULLY PRESENTED TWO-BED MID-TERRACE | HIGH CEILINGS & MODERN SHOWER ROOM | WALKING ACCESS TO BRADGATE PARK

Nestled on Bradgate Road in Anstey, this beautifully presented two-bedroom mid-terrace sits in a popular village setting with superb access to open countryside. The house is approximately 3 miles from Bradgate Park the famous 830-acre Charnwood deer park with dramatic rocky outcrops, Old John and extensive walking trails making it ideal for walkers, dog-owners and anyone who enjoys easy access to nature.

The village itself has a helpful range of local amenities and traditional pubs, and there are regular routes into Leicester and surrounding towns.

Inside, the accommodation is bright and well finished. A generous living room flows through to a kitchen/diner with a modern fitted kitchen and plenty of cupboard space a comfortable, sociable arrangement for everyday living. A convenient downstairs WC adds practical family convenience.

Upstairs are two well-proportioned bedrooms served by a modern walk-in shower room, with the high ceilings throughout creating an airy, spacious feel. Outside, the rear garden offers a tidy, low-maintenance outside space perfect for summer evenings after a walk in the park.

This is a lovely village home, excellently placed for outdoor recreation at Bradgate Park and easy commuting into Leicester an ideal purchase for first-time buyers or those seeking a low-maintenance lock-up-and-leave property.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

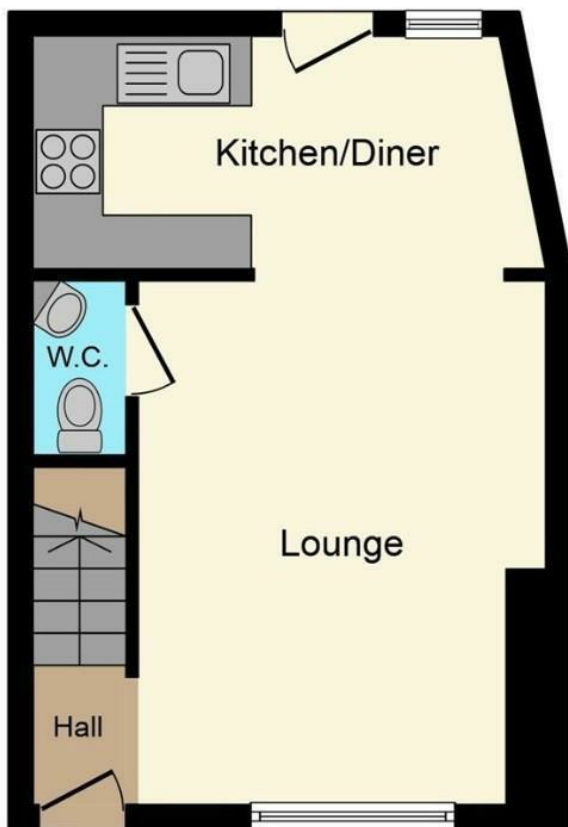
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



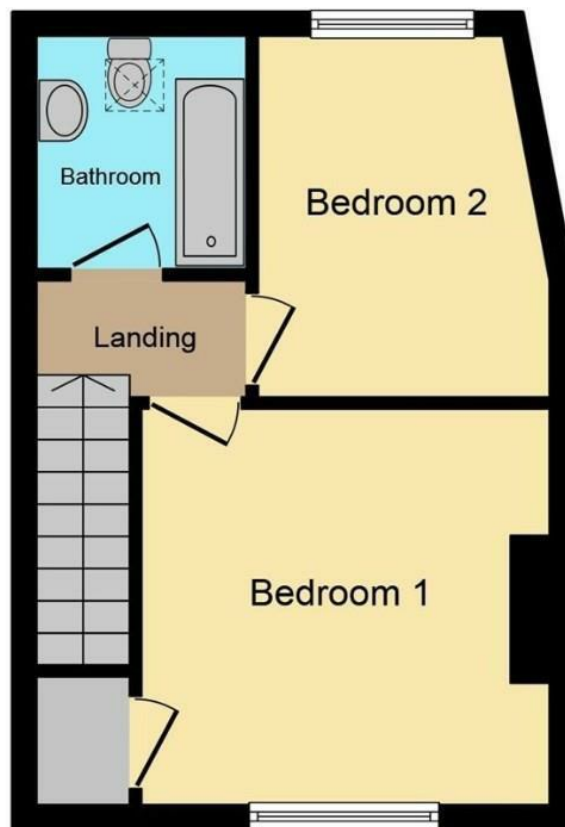


Bradgate Road, Anstey, Leicester





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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