



# 1 Gladstone Street

Anstey, Leicester, LE7 7BT

Price Guide £240,000

Very well presented Victorian end terrace house with charm and character situated in the popular Charnwood village of Anstey. Located close to the heart of Anstey the accommodation comprises two reception rooms, breakfast kitchen and w/c on the ground floor. Two double bedrooms, and a bathroom are on the first floor, outside there is a garden and the property also benefits from a detached garage. The property is offered with no chain and viewing is advised to avoid disappointment.

**Accommodation**

Reception Room One- Tiled area immediately from front door onto a timber floor, window to front open fire place.

Reception Room Two- Flagstone floor, two windows to side, inset wood burning stove with timber mantle, stairs Benefiting from window to front and rear aspects, returning stairs to the first floor

Breakfast Kitchen - Having a range of wall and base units with roll top work surfaces and breakfast bar, inset ceramic sink with mixer tap, plumbing for washing machine and space for

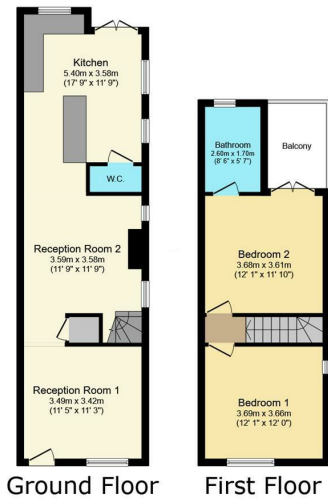
- Beautifully presented
- Tiled balcony with view over garden
- Ideal first time purchase
- Two reception rooms
- Two double bedrooms
- Garage
- Must be seen

**Viewing**

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

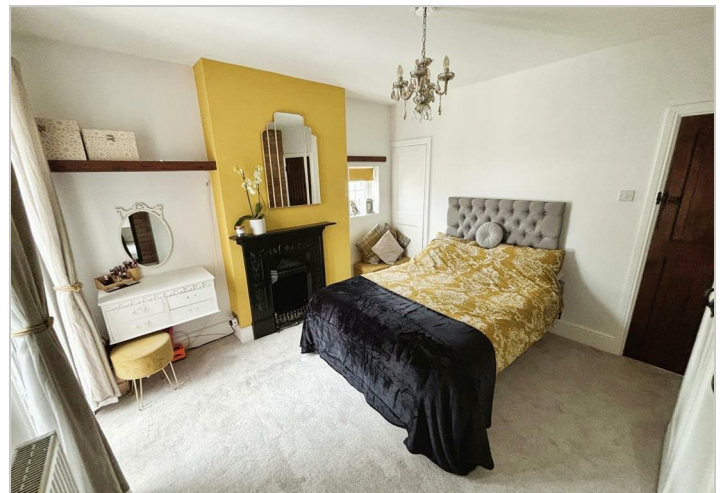
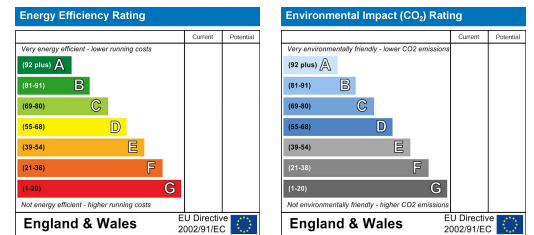


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

# Area Map



# Energy Efficiency Graph



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