



**5 WOODHALL  
CLOSE, LEICESTER LE3  
6PZ**

**£250,000  
FREEHOLD**



0116 236 7000



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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS THREE BEDROOM SEMI-DETACHED HOUSE THAT RESIDES UPON A CUL-DE-SAC POSITION AND LOCATED IDEALLY FOR ACCESS TO MAJOR CITY ROADS AND MOTORWAY LINKS AS WELL AS ACCESS TO FOSSE PARK SHOPPING AND THE CITY CENTRE. BRIEFLY THIS LOVELY HOME BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM THROUGH TO DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR THERE IS A WELL MAINTAINED AND ESTABLISHED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE.



#### **ENTRANCE PORCH**

There is a door that leads to:

#### **ENTRANCE HALL**

Having a radiator, power point, stairs leading up to the first floor landing and doors that lead to:

#### **LIVING ROOM 12'9 x 10'4**

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and access through to:

#### **DINING ROOM 10'8 x 8'9**

With patio doors to the rear aspect, radiator and power points.

#### **KITCHEN 10'3 x 7'5**

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, power points, windows to the rear and side aspects and a door that leads to the rear garden.

#### **FIRST FLOOR LANDING**

There is a window to the side aspect, power point, loft access and doors that leads to:

#### **PRIMARY BEDROOM 12'7 maximum x 9'9**

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

#### **BEDROOM 10'2 x 9'4 from fitted wardrobes**

There is a window to the rear aspect, radiator, power points as well as fitted wardrobes.

#### **BEDROOM 6'6 x 6'6**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, Bath with a shower over, complimentary tiling, radiator and a window to the rear aspect.

#### **REAR GARDEN**

A lovely garden with a decked area that enjoys an artificial lawn and bordered areas, shed as well as a door that leads to the Garage.

#### **PARKING**

From the front there is off road parking that leads to:

#### **GARAGE 20' x 7'5**

Benefiting from an up and over door with the facilities of both power and lighting.

#### **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.

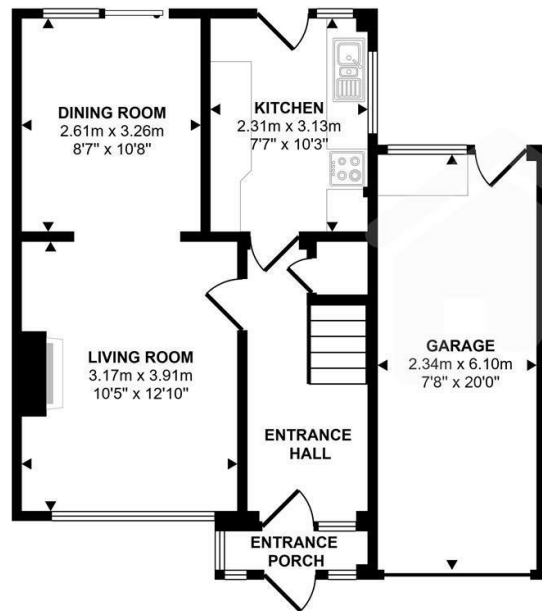
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



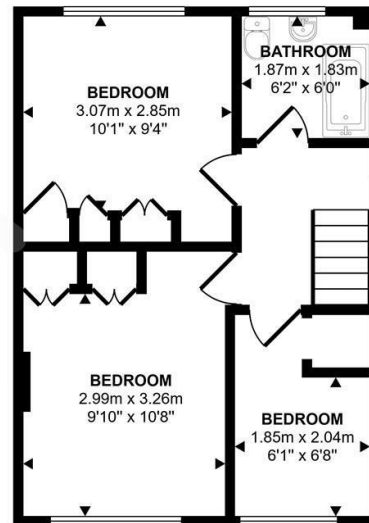
## LOCATION



Approx Gross Internal Area  
91 sq m / 982 sq ft



Ground Floor  
Approx 54 sq m / 582 sq ft



First Floor  
Approx 37 sq m / 400 sq ft

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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## TERMS & CONDITIONS

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