



**112 HENLEY
CRESCENT, LEICESTER LE3
2SE**

£264,950
FREEHOLD



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



AN IMMACULATE, THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE POPULAR LOCATION OF BRAUNSTONE TOWN IS OFFERED FOR SALE WITH NO UPWARD CHAIN. AS YOU ENTER THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, LOUNGE, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS A WELL ESTABLISHED AND MAINTAINED REAR GARDEN AND FROM THE FRONT, OFF ROAD PARKING. AN INTERNAL VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs leading up to the first floor landing and access to:

LIVING ROOM 13'9 x 12'4

Benefiting from a bay fronted window, radiator, power points and a door that leads to:

KITCHEN 15'6 - 12'4 x 9'8

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points, integral dishwasher, free standing fridge/freezer, radiator and access through to:

LOUNGE 11'4 x 7'5

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

FIRST FLOOR LANDING

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

BEDROOM 10'9 x 9'2

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

BEDROOM 9'9 x 9'9 - 7'8

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

BEDROOM 8' x 6'2

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

BATHROOM

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

REAR GARDEN

There is a patio and gravelled area with outside tap and also a mainly laid to lawn garden.

PARKING

From the front there is off road parking.

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.

ANTI 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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.

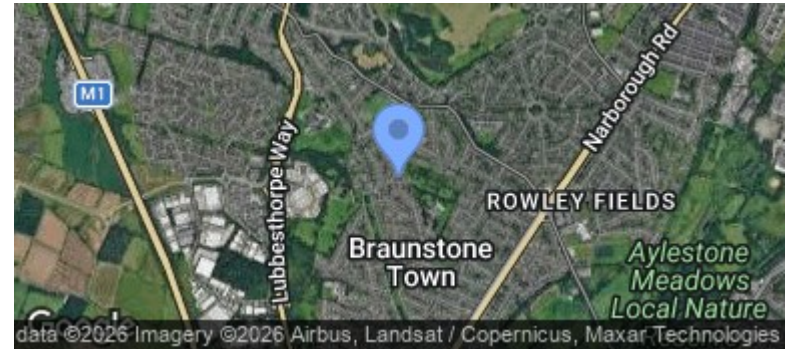
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. 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.

4. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		
	EU Directive 2002/91/EC	

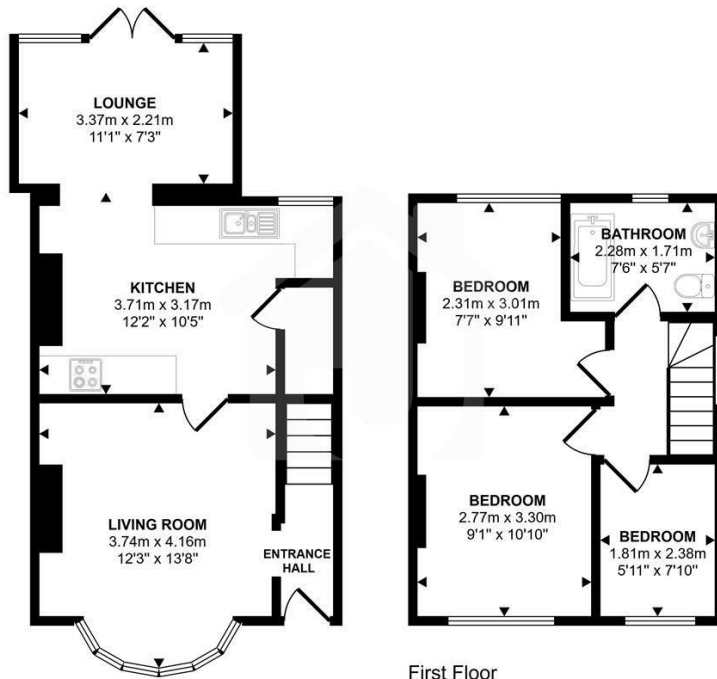


MEASUREMENTS

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. 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 Snappy 360.



Approx Gross Internal Area
70 sq m / 758 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

First Floor
Approx 31 sq m / 330 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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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

Money laundering

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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.