

**26 PERCY
STREET, LEICESTER LE3
2FL**

£349,950
FREEHOLD



0116 236 7000



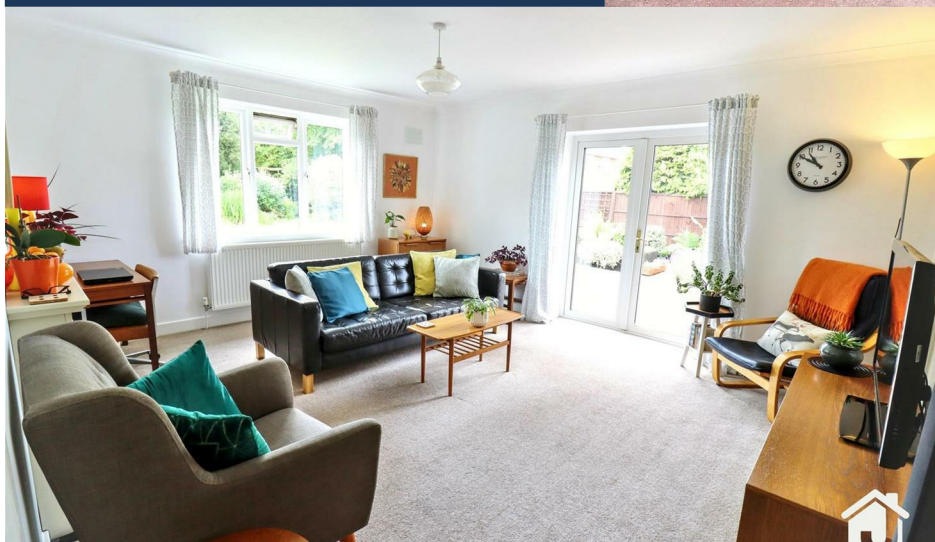
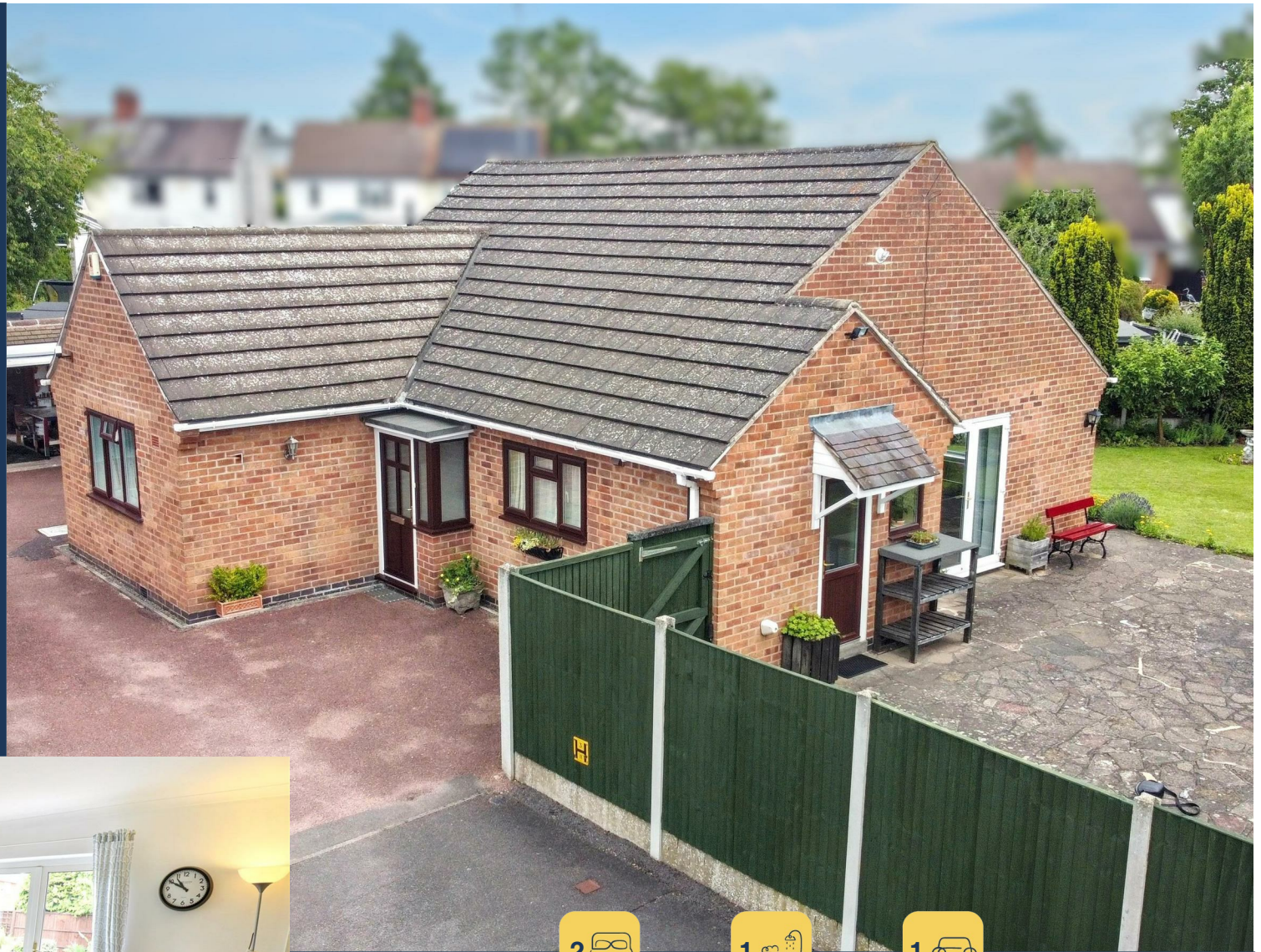
sales@judgeestateagents.co.uk



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



JUDGE ESTATE AGENTS CANNOT EMPHASISE THE IMPORTANCE OF VIEWING THIS LOVELY TWO DOUBLE BEDROOM DETACHED BUNGALOW TO FULLY APPRECIATE. NESTLED WITHIN A CUL-DE-SAC POSITION WHILST OFFERING AMPLE SPACE AND PRIVACY, THIS FANTASTIC HOME BENEFITS AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST, TWO DOUBLE BEDROOMS AND A BATHROOM. THE LOFT HAS A PULL DOWN LADDER, LIGHT, POWER AND PARTLY BOARDED AND PLASTERED. ADJACENT TO THE LOVELY PROPERTY IS A GENEROUSLY SIZED WORKSHOP (35'4 X 16'2). THERE IS ALSO AMPLE OFF ROAD PARKING WITH ACCESS TO A DOUBLE GARAGE AND TO THE REAR, AN EYE-CATCHING AND WELL MAINTAINED GARDEN.



ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

With access to the loft which has a pull down ladder, window, boiler, power and partly boarded and plastered as well as having a door to further storage. In the Entrance hall there is also a radiator, two built in cupboards, power point and doors that lead to:

LIVING ROOM 15'9 x 13'5

Benefiting from a window to the rear aspect, patio doors to the side aspect, radiator, power points and a electric fire with electric surround.

KITCHEN/BREAKFAST 12'7 x 10'

There are a range of wall and base units with work surfaces, sink, integral oven, hob with extractor fan, window to the front aspect, radiator, power points and a door to the side aspect.

BEDROOM 14'1 x 13'6

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

BEDROOM 13'9 x 12'

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

BATHROOM 10'1 x 7'9

Comprising a low level WC, wash hand basin, bath with a shower over, radiator, complimentary tiling and two windows to the side aspect.

WORKSHOP 33' x 15'3

With doors to both the front and rear aspects, power points, storage and lighting.

GARDEN

This is truly a beautifully kept garden that enjoys a patio and paved area which is mainly laid to lawn with borders of lovely flowers, shrubs, plants and trees. Please note there is also an outside tap.

PARKING

There is ample off road parking that gives access to:

DOUBLE GARAGE

GARAGE 26'6 x 10'2
Benefiting from an electric door and a door to the second section of the double garage.

GARAGE 19' x 8'6

With an up and over door and access to the adjacent garage. There is a window and door to the side access to a paved area with a gate that gives access to the driveway.

LOCATION

Situated close by to Fosse Park shopping, M1 north and south as well as the city centre of Leicester.

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.

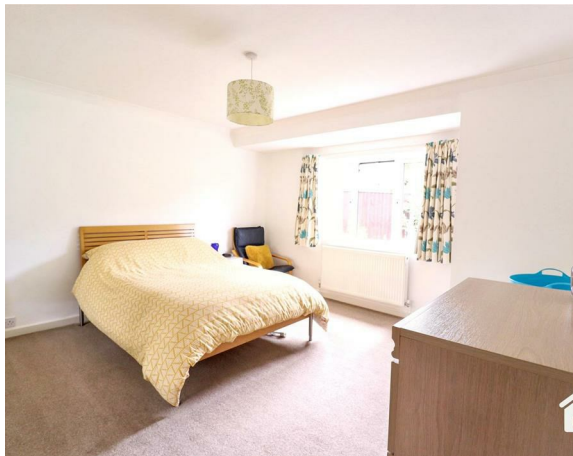
MEASUREMENTS & FLOORPLANS

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

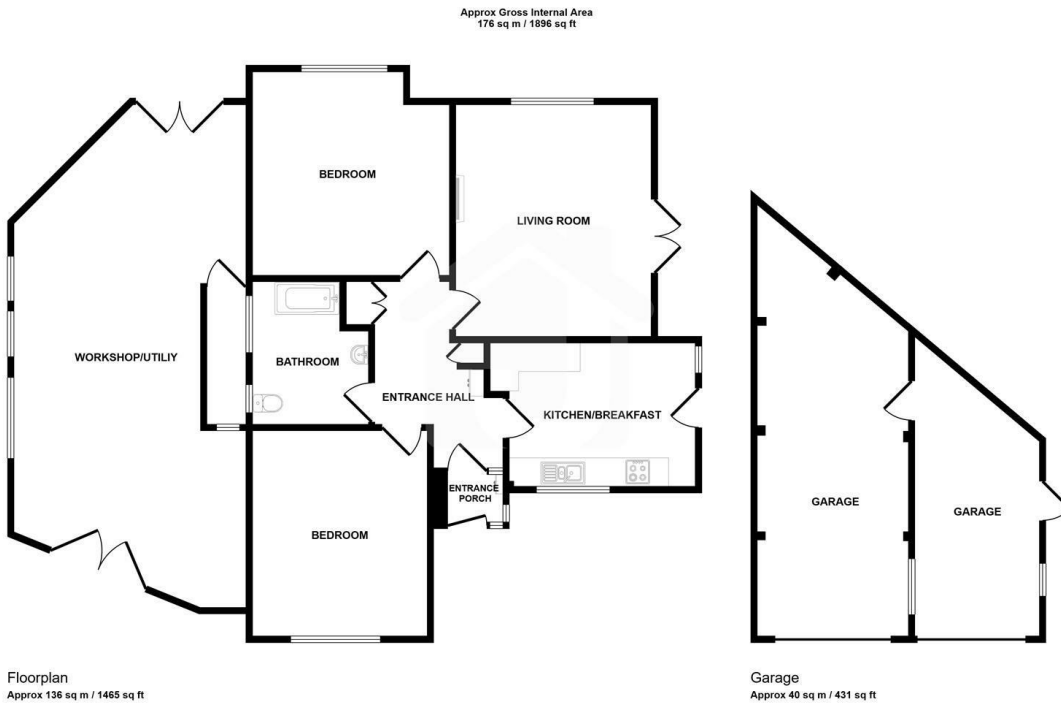
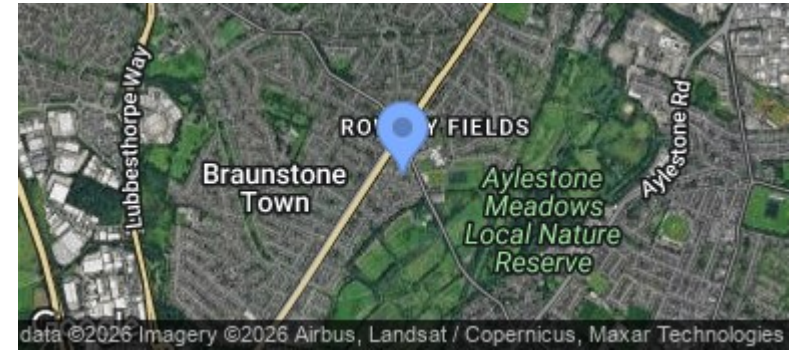
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; display: inline-block;">81</div>
(81-91) B		
(69-80) C		
(55-68) D	<div style="border: 1px solid black; padding: 5px; display: inline-block;">66</div>	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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.

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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.

ZOOPLA

rightmove

TERMS & CONDITIONS

Money laundering

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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.