



**29 BLACKTHORN
DRIVE, LEICESTER LE4 1BH**

£170,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



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



THIS TWO BEDROOM END-TOWNHOUSE IS SITUATED IDEALLY FOR ACCESS TO THE LOCAL SCHOOLS AND SHOPPING FACILITIES AS WELL AS LINKS TO THE MOTORWAY AND A46. THE PROPERTY COMPRISES AN ENTRANCE HALL, KITCHEN, LIVING ROOM, FIRST FLOOR LANDING WITH TWO BEDROOMS AND A SHOWER ROOM. THERE IS A REAR GARDEN AND OFF ROAD PARKING.





ENTRANCE HALL

There is a fitted cupboard, power point and access to:

KITCHEN 7'3 x 6'11

There are wall and base units with work surfaces, sink with a mixer tap and drainer, window to the front aspect, plumbing for a washing machine and power points.

LIVING ROOM 15'11 x 12'3

Benefiting from patio doors to the rear aspect, radiator, power points and returning stairs leading up to:

FIRST FLOOR

With access to the loft and doors that lead to:

BEDROOM 12'1 x 8'6

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

BEDROOM 12'2 x 7'2

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, shower, complimentary tiling and a radiator.

REAR GARDEN

A low maintenance garden that is mainly paved.

PARKING

There is off road parking to the rear.

LOCATION

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available.

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.



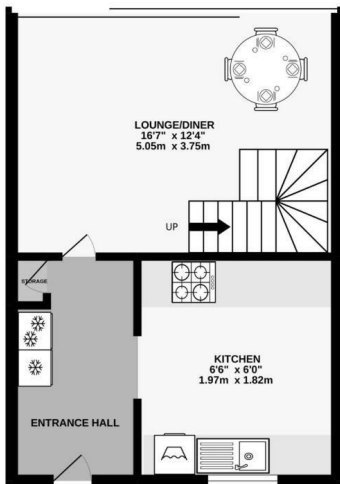
LOCATION



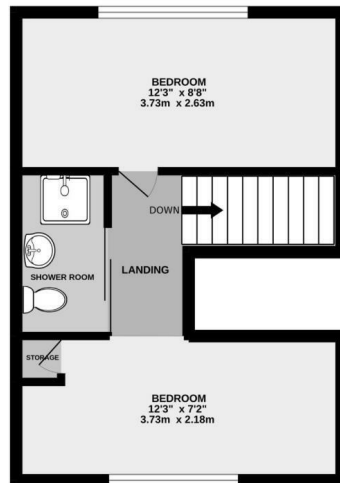
MEASUREMENTS

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.

GROUND FLOOR



1ST FLOOR



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

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