

**65C BRADGATE
ROAD, ANSTEY LE7 7AB**

£209,950
FREEHOLD

0116 236 7000

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



SITUATED IDEALLY FOR ACCESS TO THIS THRIVING VILLAGE CENTRE OFFERING AN ARRAY OF LOCAL SHOPS AND AMENITIES COMES OFFERED FOR SALE A MODERN, TWO BEDROOM MID-TERRACE HOUSE. AS YOU ENTER THE ENTRANCE HALL THERE ARE STAIRS LEADING UP TO THE FIRST FLOOR LANDING AND A DOOR THAT LEADS TO THE KITCHEN/DINING, WC, LIVING ROOM. TO THE FIRST FLOOR THERE ARE TWO BEDROOMS AND A BATHROOM. TO THE REAR OF THE PROPERTY IS A LOW MAINTENANCE GARDEN READY FOR THE NEXT OWNER TO ADD 'THEIR OWN VISION' TO AND THERE IS ALSO AN ALLOCATED OFF ROAD PARKING SPACE. THE PROPERTY IS BEING SOLD WITH NO UPWARD CHAIN AND A VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs that lead up to the first floor landing and a door that leads to:

KITCHEN/DINING 18'9 x 9'6

To the Kitchen area there are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, tiled flooring, plumbing for a washing machine, window to the front aspect. There is an electric storage heater, power points and doors that lead to:

WC

Comprising a low level WC, wash hand basin and extractor.

LIVING ROOM 12'9 x 10'8

Benefiting from patio doors to the rear aspect, power points and an electric storage heater.

FIRST FLOOR LANDING

With doors that lead to:

BEDROOM 12'8 x 10'8

Benefiting from a window to the rear aspect, power points and an electric storage heater.

BEDROOM 12'9 - 9'5 x 10'6 - 5'8

There are windows to the front aspect, power points, airing cupboard and an electric storage heater.

BATHROOM

Comprising a level WC, wash hand basin, bath with a shower over and an electric storage heater.

REAR GARDEN

There is a paved area with steps up to a bordered garden ready for turf or whatever the next owner wishes to do.

PARKING

There is an allocated off road parking space accessed next to the row of these lovely properties.

ANSTEY VILLAGE

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.

VIEWINGS

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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.



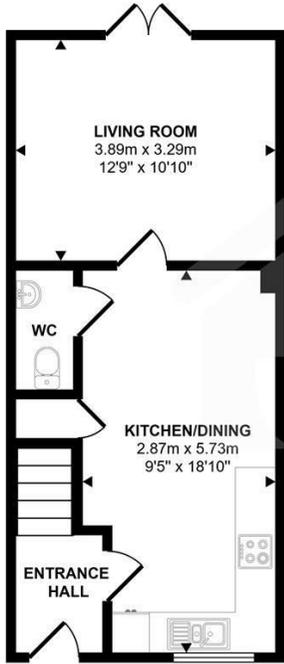
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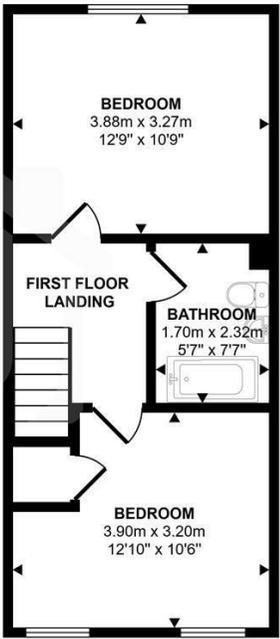
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Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft



First Floor
Approx 35 sq m / 382 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

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