



48 TOTLAND ROAD, LEICESTER LE3 9AL

£219,950
FREEHOLD

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sales@judgeestateagents.co.uk

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



BEING WELL POSITIONED FOR ACCESS TO THE CITY CENTRE AS WELL AS HAVING GREAT LINKS TO THE OUTER RING ROAD OF LEICESTER COMES OFFERED FOR SALE THIS THREE BEDROOM MID-TOWNHOUSE THAT IS READY FOR THE NEXT OWNER TO ADD THEIR OWN VISION TO. BRIEFLY THIS LOVELY PROPERTY WITH LOTS OF POTENTIAL BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. THERE IS A GENEROUSLY SIZED REAR GARDEN AND A BRICK PAVED FRONTAGE.





ENTRANCE HALL

With complimentary parquetry flooring, there are stairs leading up towards the first floor landing, radiator, under stairs cupboard and doors that lead to:

LIVING ROOM 13'4 x 9'11

Benefiting from a bay fronted window, radiator, power points and access through to:

DINING ROOM 12'4 x 9'10

Having a radiator, power points, windows and a door to:

CONSERVATORY 8'3 x 7'8

With windows to the rear and side aspects and a door to the side aspect.

KITCHEN 11'5 x 5'2

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, window and door to the rear aspect as well as power points.

FIRST FLOOR LANDING

With doors that lead to:

BEDROOM 13'11 into bay x 9'11

Benefiting from a bay fronted window, radiator and power points.

BEDROOM 11'11 x 10'11 - 9'10

Having a window to the rear aspect, radiator, power points and an airing cupboard.

BEDROOM 6'11 x 6'6

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, radiator, loft access and a window to the rear aspect.

REAR GARDEN

There is a generously sized south-facing garden with a patio, outhouses and a mainly laid to lawn area.

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.

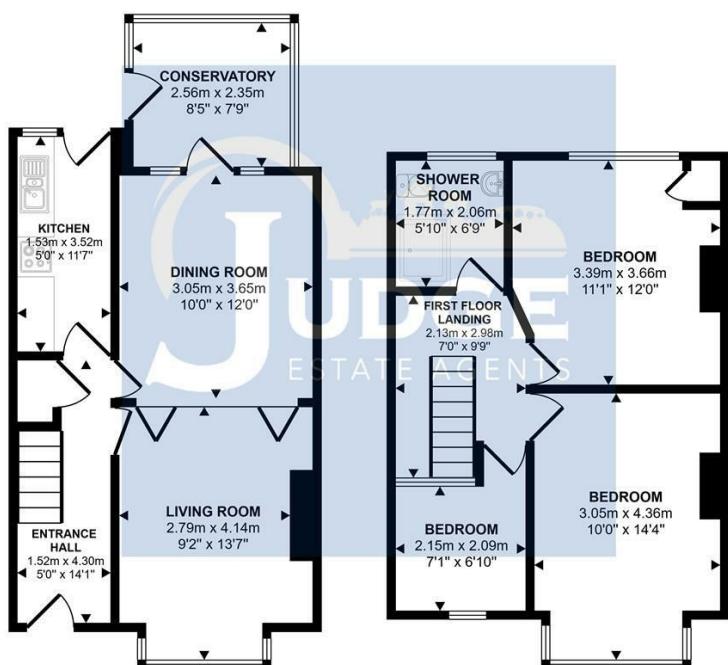
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



LOCATION



Approx Gross Internal Area
85 sq m / 919 sq ft



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.

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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.

TERMS & CONDITIONS

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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.