



**23 STORER  
ROAD, ANSTEY LE7 7YH**

**£270,000  
FREEHOLD**



0116 236 7000



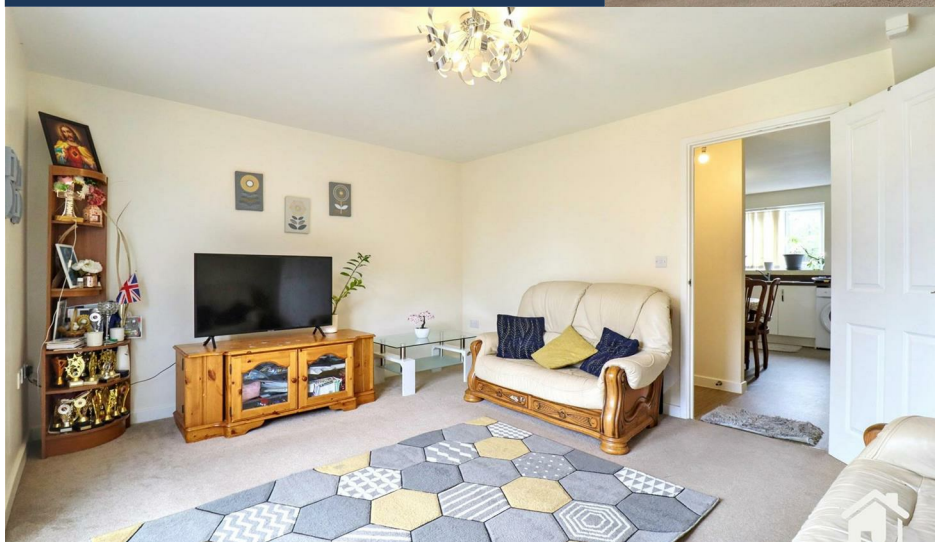
[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



LOCATED UPON THE EDGE OF ANSTEY AND ON ROUTE TO GLENFIELD, JUDGE ESTATE AGENTS ARE HAPPY TO OFFER FOR SALE THIS VERY WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE. AN IDEAL FAMILY HOME OR FIRST-TIME PURCHASE WITH EASE OF ACCESS TO THE MOTORWAY AS WELL AS CITY CENTRE ACCESS, THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, KITCHEN/BREAKFAST, WC, LIVING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AND A BATHROOM. TO THE REAR THERE IS A WELL ESTABLISHED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING.



#### **ENTRANCE HALL**

There are stairs leading up to the first floor landing, power point, radiator and a door that leads to:

#### **KITCHEN/BREAKFAST 12'1 x 11'7**

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, plumbing for a washing machine, under stairs cupboard, window to the front aspect, power points, radiator and doors that lead to:

#### **WC**

Comprising a low level WC, wash hand basin, radiator and a window to the side aspect.

#### **LIVING ROOM 14'7 x 11'7**

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

#### **FIRST FLOOR LANDING**

There is a radiator, power point, loft access and doors that lead to:

#### **PRIMARY BEDROOM 12' x 11'10**

Benefiting from a window to the front aspect, radiator, power points, airing cupboard and door that leads to:

#### **EN-SUITE**

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

#### **BEDROOM 10'4 x 8'4**

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

#### **BEDROOM 7'3 x 5'9**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, Bath, Radiator, Window to the side aspect and Complimentary tiling.

#### **REAR GARDEN**

Having a patio and gravelled area that leads to a mainly laid to lawn garden with borders and a shed.

#### **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.

#### **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.



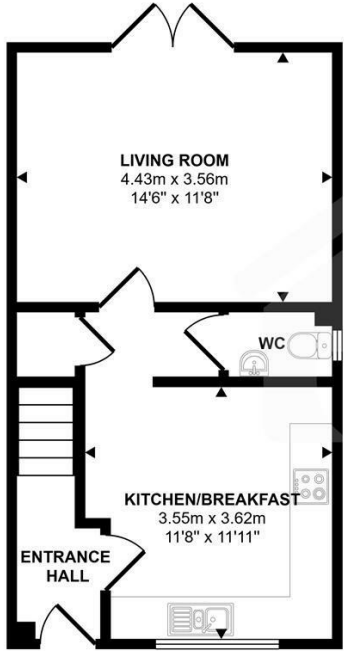
## LOCATION



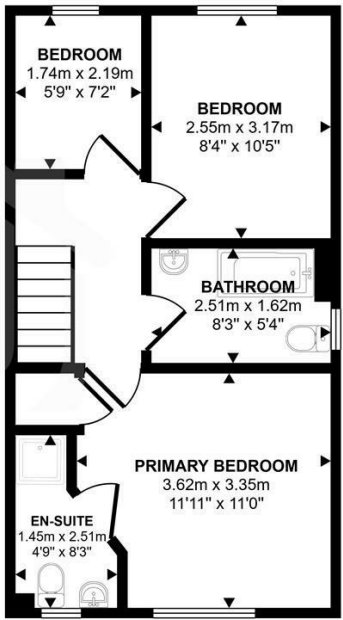
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Approx Gross Internal Area  
75 sq m / 811 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 38 sq m / 408 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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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA

rightmove

## TERMS & CONDITIONS

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