



**44 CHRISTOPHER  
DRIVE, LEICESTER LE4 9FX**

**£195,000**  
**FREEHOLD**



0116 236 7000



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



WITHIN THIS POPULAR AREA OF LEICESTER COMES OFFERED FOR SALE A TWO BEDROOM TOWNHOUSE THAT MAKES AN IDEAL FIRST TIME PURCHASE. A PROPERTY THAT IS READY FOR THE NEW OWNER TO ADD THEIR OWN VISION TO IN BRIEF BENEFITS FROM A LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. TO THE REAR IS A WELL ESTABLISHED AND MATURE GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING. AN INTERNAL VIEWING COMES HIGHLY ADVISED TO APPRECIATE.



#### **LIVING ROOM 14' x 10'3**

Benefiting from a window to the front aspect, radiator, power points, stairs leading up to the first floor landing and a door that leads to:

#### **KITCHEN 14'1 x 7'8**

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, power points, window and a door to the rear aspect.

#### **FIRST FLOOR LANDING**

With a loft access, power points, airing cupboard and doors that lead to:

#### **BEDROOM 10'5 x 8'7**

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

#### **BEDROOM 9'8 x 7'**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with complimentary tiling, radiator and a window to the rear aspect.

#### **REAR GARDEN**

This well established garden appreciates a patio that leads to a laid to lawn with borders home to a number of shrubs and plants.

#### **PARKING**

From the front there is off road parking.

#### **THURMASTON**

Thurmaston is located within the Borough of Charnwood and is situated four miles north of Leicester City centre and lies just outside the A563, Leicester's outer ring road. Thurmaston is bounded to the west by Watermead Country Park (which faces onto Birstall), to the north by Syston and to the east by Barkby and Barby Thorpe, South of Thurmaston is Rushey Mead and the boundaries of the Leicester urban area. Thurmaston is split into two by the A607 dual carriageway which runs through the village and gives direct access to the motorway links which approx 10-15 minutes away. To the west is the main village on Melton Road which stands on the old Fosse Way.

#### **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.

#### **ANTI 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.

#### **DISCLAIMER**

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.

2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. 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.

4. 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.



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 68      | 79                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

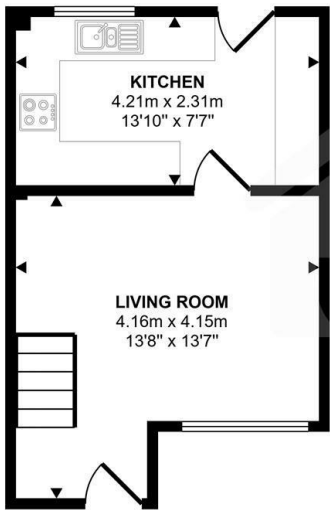


### MEASUREMENTS

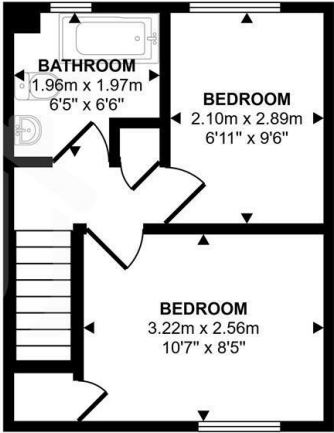
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Approx Gross Internal Area  
49 sq m / 523 sq ft



Ground Floor  
Approx 25 sq m / 270 sq ft



First Floor  
Approx 24 sq m / 253 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



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ZOOPLA

rightmove

## TERMS & CONDITIONS

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**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.

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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.