

- TWO DOUBLE BEDROOM TERRACE HOUSE
- KITCHEN/BREAKFAST
- HEART OF VILLAGE LOCATION
- IDEAL FIRST TIME PURCHASE
- FOUR PIECE BATHROOM SUITE
- GENEROUSLY SIZED REAR GARDEN
- NO UPWARD CHAIN
- COUNCIL TAX BAND - B

Asking price £189,950



Judge Estate Agents are happy to offer to the market with no upward chain, this modernised, very well presented two double bedroom terrace house. A lovely home that is ready to move into benefits from two reception rooms, kitchen/breakfast, first floor landing with two double bedrooms and a four piece bathroom suite. To the rear there is a generously sized garden ready for the next owner to add their own touch to. An internal viewing comes highly recommended to fully appreciate.

FIRST RECEPTION

12'4 - 11'2 x 11'8 (3.76m - 3.40m x 3.56m)

Benefiting from a window to the front aspect, radiator, power points, fitted cupboard and access to:

SECOND RECEPTION

15' x 12'4 (4.57m x 3.76m)

There are stairs leading up to the first floor landing, radiator, power points, under stairs cupboard, window to the rear aspect and access through to:

KITCHEN/BREAKFAST

25'3 x 6'4 - 6'2 (7.70m x 1.93m - 1.88m)

Having a range of wall and base units and work surfaces, sink

with a mixer tap and drainer, integral oven, hob with extractor, window to the side aspect, radiator, power points, door to the side aspect and patio doors to the rear aspect.

FIRST FLOOR LANDING

There is a radiator and doors that leads to:

BEDROOM

14'1 x 11'9 (4.29m x 3.58m)

Benefiting from a window to the front aspect, radiator, power points and a built in cupboard with loft access.

BEDROOM

11'5 x 11'1 (3.48m x 3.38m)

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

BATHROOM

13'3 x 6'5 (4.04m x 1.96m)

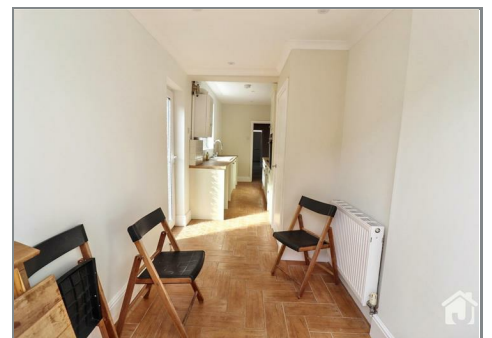
Comprising a low level WC, wash hand basin, walk in shower, bath, window to the side aspect and a radiator.

REAR GARDEN

A generously sized garden that appreciates a patio and bordered areas home also to a variety of shrubs and a tree.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where





there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP

surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

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 AND 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.

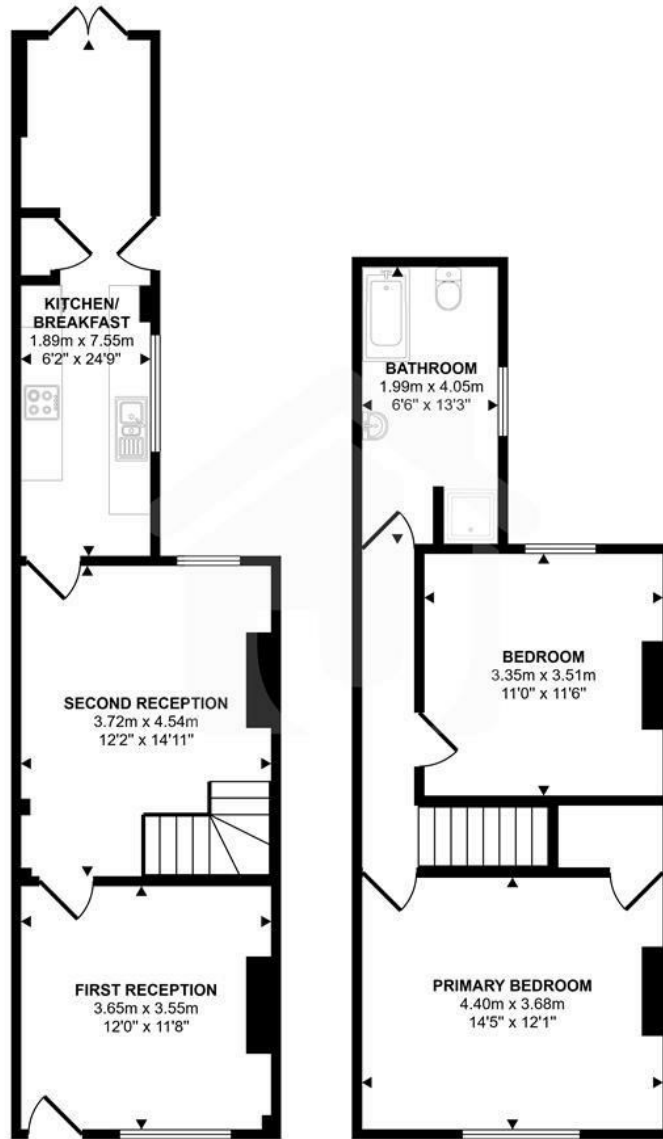
MONEY LAUNDERING

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



Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft

First Floor
Approx 45 sq m / 485 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 Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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