JUDGE
ESTATE AGENTS

45 DURBAN ROAD, LEICESTER LE4 2LZ

£269,950
FREEHOLD

0116 236 7000

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

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SET WITHIN A CUL-DE-SAC POSITION COMES OFFERED FOR SALE THIS IMMACULATELY PRESENTED THREE BEDROOM END TOWN HOUSE. A PROPERTY THAT WOULD MAKE EITHER AN IDEAL FIRST TIME PURCHASE OR FAMILY HOME BENEFITS BRIEFLY OF AN ENTRANCE HALL, WC, KITCHEN, L-SHAPED LIVING/DINING ROOM, CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS A LOW MAINTENANCE EYE-CATCHING REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY. JUDGE ESTATE AGENTS ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.

ENTRANCE HALL
There are stairs that lead up to the first floor landing, under stairs cupboard, power point, radiator and doors to:

W C
Comprising a low level WC, Wash hand basin, Radiator and a Window to the front aspect.

KITCHEN 9'1 x 7'6
Having a range of wall and base units with work surfaces, sink with mixer tap, Window to the front aspect, integral oven, hob with extractor, plumbing for a washing machine and power points.

LIVING/DINING ROOM 16'6 - 10' x 15'5 - 9'1
Benefiting from a window to the rear aspect, radiator, power points, TV point and Conservatory doors to:

CONSERVATORY 9'6 x 8'10
With windows to the rear and side aspects and patio doors to the rear garden.

FIRST FLOOR LANDING
There is a loft access, window to the side aspect and doors to:

MAIN BEDROOM 13'2 x 10 - 6'11
Benefiting from two windows to the rear aspect, radiator, power points, TV point and fitted wardrobes.

SECOND BEDROOM 10' x 7'3
Having a window to the front aspect, radiator and power points.

THIRD BEDROOM 8'1 x 7'9
Having a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling and Heated towel rail.

REAR GARDEN
There is a mainly paved patio with pebbled and bordered areas that also enjoy borders home to a variety of shrubs, plants and trees.

PARKING
From the front there is off road parking that also leads alongside the property.

THURCASTON PARK
In close proximity to lots of local amenities including schools such as Glebelands Primary School, Beaumont Lodge Primary School and Highcliffe Primary School, shops/ business's including Tesco Superstore, Iceland amongst many more at Beaumont Leys Shopping Park. There is great transport links from the property meaning that there is easy access to get into the city centre.

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.

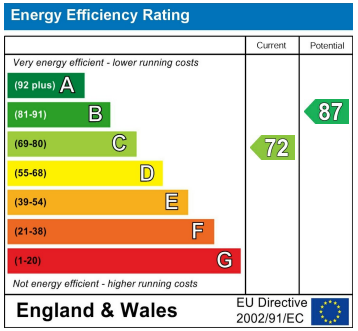
DISCLAIMER
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale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

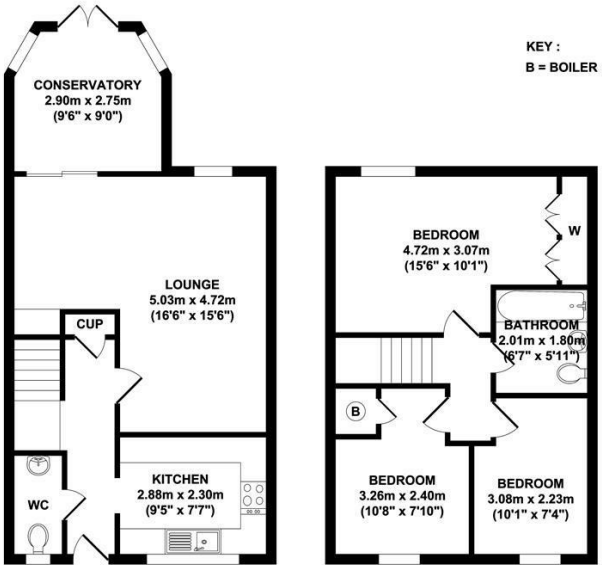
4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS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



MEASUREMENTS

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. 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.

45 Durban Road



GROUND FLOOR FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
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LET'S TALK

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

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
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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.