JUDGE
ESTATE AGENTS

53 ROWAN STREET, LEICESTER LE3 9GP

£179,950
FREEHOLD

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judgeestateagents.co.uk

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





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LOCATED WITHIN EASY REACH OF THE CITY CENTRE COMES OFFERED FOR SALE THIS VERY WELL PRESENTED, TWO BEDROOM TERRACE HOME. INTERNALLY THE PROPERTY COMPRISES TWO RECEPTION ROOMS, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A FOUR PIECE BATHROOM. OUTSIDE TO THE REAR IS A LOW MAINTENANCE GARDEN. A VIEWING COMES RECOMMENDED TO APPRECIATE.







FIRST RECEPTION 11' x 10'10
Benefiting from a window to the front aspect, radiator, power points and access to:

SECOND RECEPTION 11'10 x 10'10
Having an under stairs cupboard, radiator, power points, stairs leading up to the first floor landing, window to the rear aspect and a door that leads to:

KITCHEN 11'10 x 6'
There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven and hob with extractor, plumbing for a washing machine, power points, window and a door to the side aspect.

FIRST FLOOR LANDING
There is access to the loft, radiator, power point and doors that lead to:

BEDROOM 11' x 11'
Benefiting from a window to the front aspect, radiator and power points.

BEDROOM 11'11 x 9'
With a window to the rear aspect, radiator, power points and a built in cupboard.

BATHROOM
Comprising a low level WC, wash hand basin, bath, walk in shower, heated towel rail, complimentary tiling, airing cupboard and a window to the rear aspect.

REAR GARDEN
There is a patio that steps up to a mainly gravelled garden. There is also a brick store and WC outside.

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

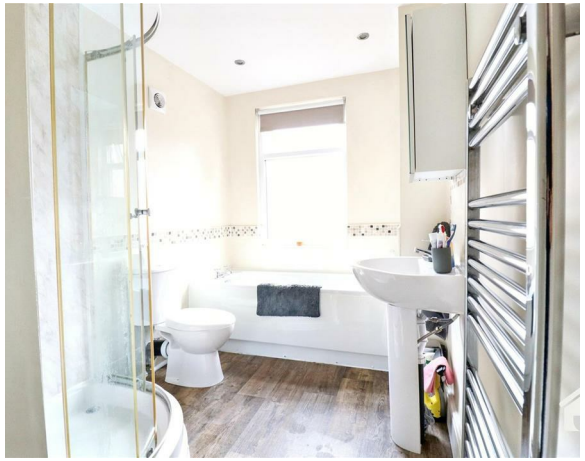
4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

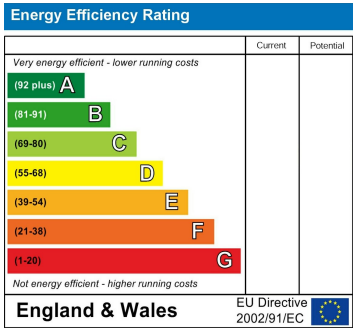
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

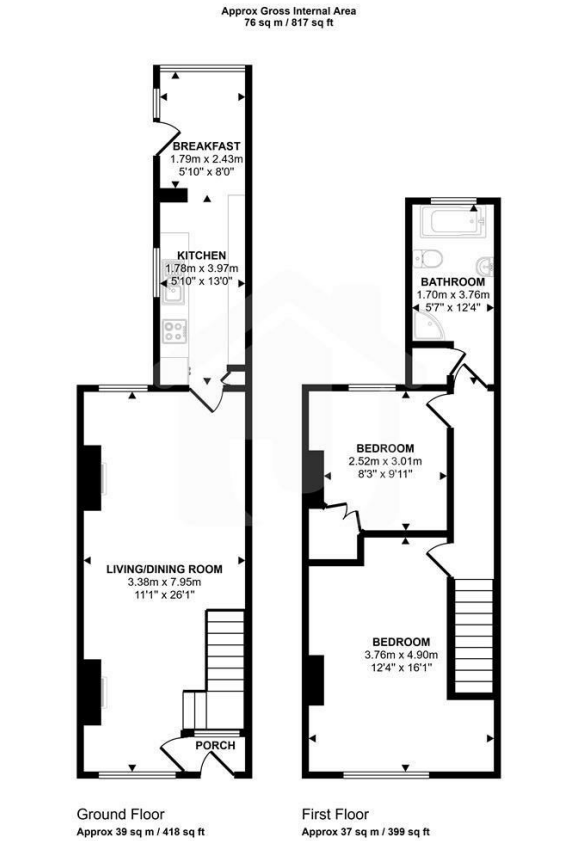
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.











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.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

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

ZOOPLA rightmove

TERMS & CONDITIONS

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.

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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.