Barnsdale Road
Leicester









- TWO BEDROOM LINK DETACHED BUNGALOW
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- CORNER PLOT
- LOVELY GARDEN
- COUNCIL TAX BAND - B

Asking price £266,000

https://www.judgeestateagents.co.uk



Residing upon a corner plot comes offered for sale this well presented two bedroom link detached Bungalow. The property is situated within the popular location of Anstey Heights that appreciates great links to the city and major roads including the motorway and in brief benefits from an Entrance hall with a door that leads to the Living Room, inner hall with access to a Kitchen, Two Bedrooms, Bathroom and a Conservatory. To the rear there is a well presented garden and from the front, Off Road Parking that also leads to a Garage. Judge Estate Agents advise on an internal viewing to fully appreciate.

ENTRANCE HALL
With a door that leads to:

LIVING ROOM
14' x 11'8 (4.27m x 3.56m)
Benefiting from a window to the front aspect, radiator, power points and door that leads to:

INNER HALL
With doors that lead to:

KITCHEN
11'6 x 7'3 (3.51m x 2.21m)
Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, window to the rear aspect, power points and a door to the side aspect leading to:

CONSERVATORY
15'1 x 6'8 (4.60m x 2.03m)
There are windows to the rear and side aspect, door to the Garage, power points, radiator and patio doors to the rear garden.

BEDROOM
11'6 x 9'3 (3.51m x 2.82m)
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM
9'5 x 8'3 (2.87m x 2.51m)
Having a window to the rear aspect, radiator, power points and built in wardrobe.

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

REAR GARDEN
A lovely garden that enjoys a decked seating area with a laid to lawn area having borders home to a number of shrubs and plants as well as a shed.

PARKING
From the front there is off road parking that also leads to:

GARAGE
16'9 x 8'2 (5.11m x 2.49m)
Benefiting from an up and over door with the facilities of both power and lighting.











ANSTEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available

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

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.

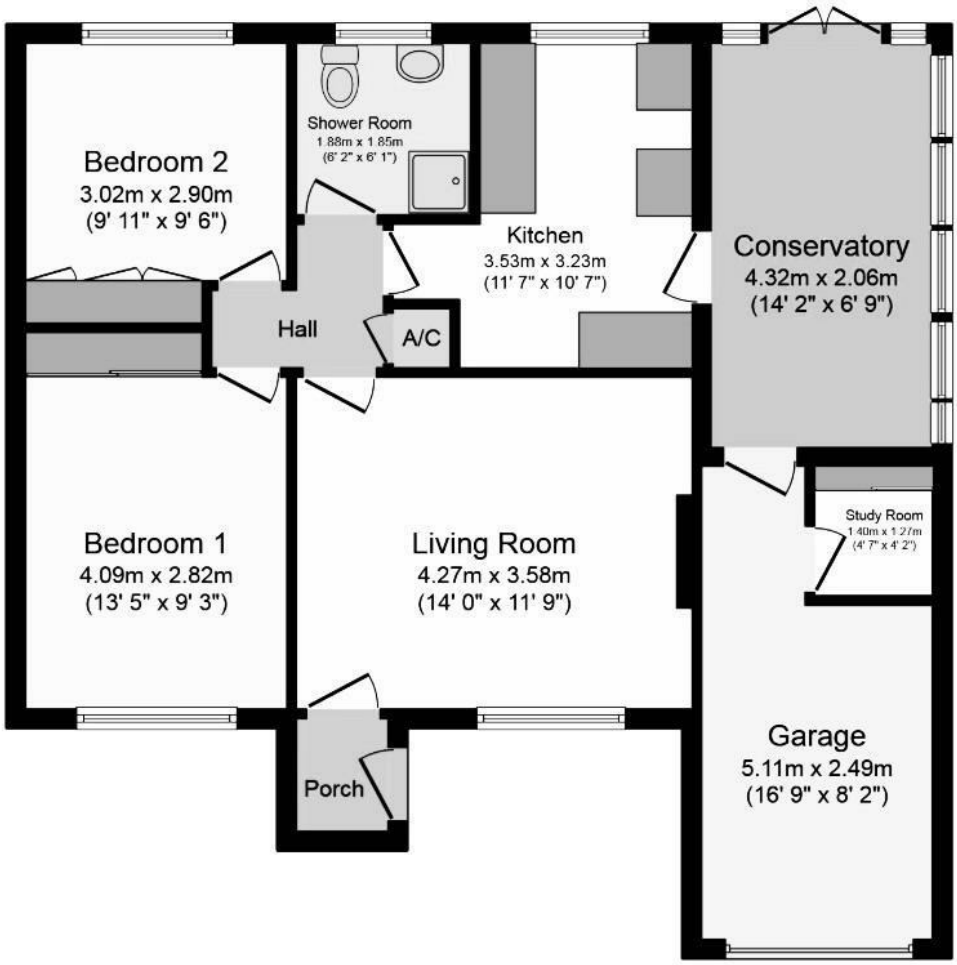
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

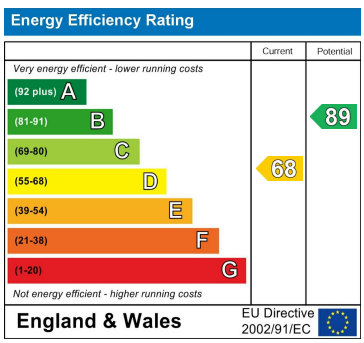
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

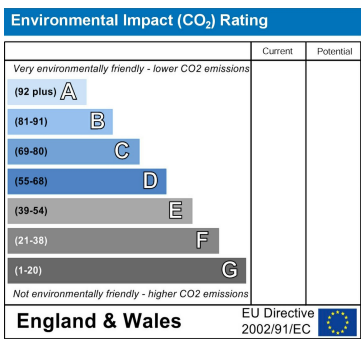
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

4. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR









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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ
0116 236 7000 | sales@judgeestateagents.co.uk
https://www.judgeestateagents.co.uk