JUDGE
ESTATE AGENTS

64 CAMBRIDGE STREET, LEICESTER LE3 0JP

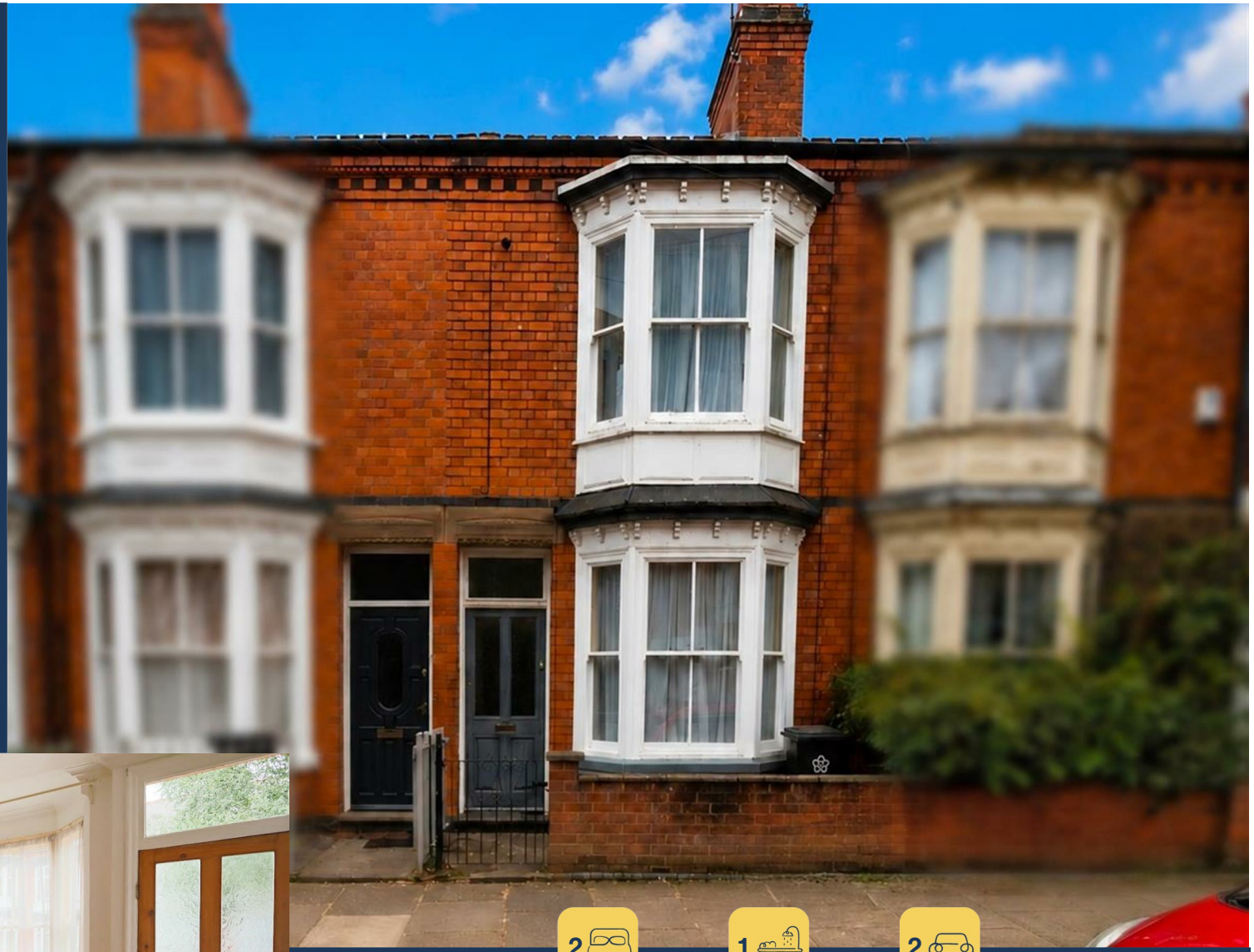
£180,000
FREEHOLD

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





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JUDGE ESTATE AGENTS BRING TO THE MARKET AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS WELL-PRESENTED TWO-BEDROOM MID-TERRACE PROPERTY SITUATED ON THE EVER-POPULAR CAMBRIDGE STREET IN THE HEART OF LEICESTER'S VIBRANT WEST END. IDEALLY POSITIONED CLOSE TO BRAUNSTONE GATE, LEICESTER CITY CENTRE AND OFFERING EXCELLENT ACCESS TO THE M1 AND M69 MOTORWAY NETWORKS, THIS PROPERTY IS PERFECTLY SUITED TO FIRST-TIME BUYERS AND INVESTORS ALIKE.
THE ACCOMMODATION COMPRISES TWO SPACIOUS RECEPTION ROOMS, PROVIDING FLEXIBLE LIVING AND DINING SPACE, TOGETHER WITH A FITTED KITCHEN TO THE REAR. UPSTAIRS, THERE ARE TWO GENEROUS DOUBLE BEDROOMS AND A FAMILY BATHROOM.







RECEPTION ROOM ONE 13'8" x 11'1"
Front door leads to reception room one with wooden flooring, cast iron feature fireplace, radiator and sash bay window to front elevation

RECEPTION ROOM TWO 11'10" x 11'1"
Wooden flooring, radiator, open feature fireplace, door way leading to staircase raising to first floor, UPVC double glazed window and understairs storage.

KITCHEN DINER 13'6" x 6'0"
To rear elevation, a selection of wall and base units with rolltop worktops, tiled splashback and inset sink and drainer. Built in oven and hob with extractor over. UPVC double glazed window with door leading to external rear garden.

BEDROOM ONE 13'8" x 11'1"
To front elevation, bay window, carpeted flooring, window and fitted wardrobes in alcove.

BEDROOM TWO 11'10" x 8'9"
Carpeted flooring, UPVC double glazed window, radiator and storage cupboard

BATHROOM 12'4" x 6'0"
To rear elevation featuring a three piece white suite including, low level flush WC, hand wash basin and bath with shower over. Vinyl flooring and two UPVC double glazed windows.

EXTERNAL AREAS
Gated access and path leading to front door integral access.
To the rear, there are two storage sheds, mainly slabbed area with grass area and gated access to rear entry.

LOCATION
The West End is a great location for access to the shopping facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Park, the M1/M69 road junction offering excellent transport links and the beautiful open countryside walks provided by Everards and Aylestone Meadows.

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

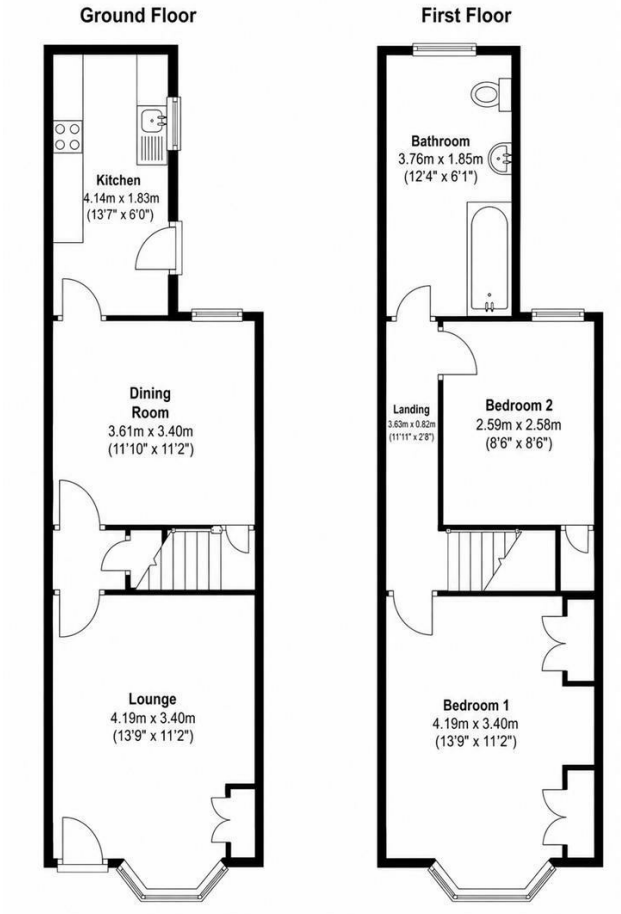
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

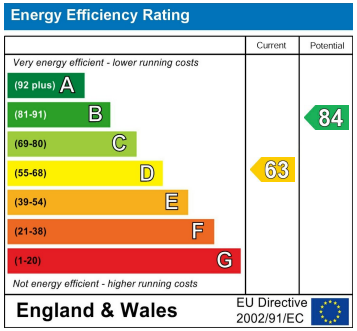
MEASUREMENTS & FLOORPLAN
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.











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

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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.

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.