



**44 FOREST  
GATE, ANSTEY LE7 7FH**

**£175,000  
FREEHOLD**



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



**IN NEED OF A FULL RENOVATION WHILST RESIDING UPON A HIGHLY SOUGHT AFTER PART OF THIS THRIVING CHARNWOOD VILLAGE COMES OFFERED FOR SALE A TWO BEDROOM DETACHED HOUSE. THE INTERNAL LAYOUT COMPRISES FROM TWO RECEPTION ROOMS, KITCHEN, FIRST FLOOR LANDING WITH TWO BEDROOMS AND A BATHROOM. THERE ARE OUTHOUSES ATTACHED TO THE REAR OF THE PROPERTY AS WELL AS AN OVERGROWN GARDEN. THE PROPERTY IS BEING SOLD WITH NO UPWARD CHAIN.**



#### **FIRST RECEPTION 13'8 into bay x 11'9**

Benefiting from a bay fronted window, power points and access through to:

#### **SECOND RECEPTION 12'10 x 12'**

There are stairs leading up to the first floor landing, under stairs cupboard, window to the rear aspect, power point and door that leads to:

#### **KITCHEN 9' - 8'3 x 7'11**

There is a window to the side aspect, wall and base units, power point, sink with a mixer tap and drainer and door the rear garden.

#### **FIRST FLOOR LANDING**

There are doors that lead to:

#### **BEDROOM 12' x 11'9**

There is a window to the front aspect and power point.

#### **BEDROOM 12' x 9'**

Having a window to the rear aspect, power points, cupboard with access to the loft.

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath and a window to the rear aspect.

#### **REAR GARDEN**

There is an overgrown garden with trees and shrubs as well as outbuildings.

#### **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 businesses 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 & FLOORPLANS**

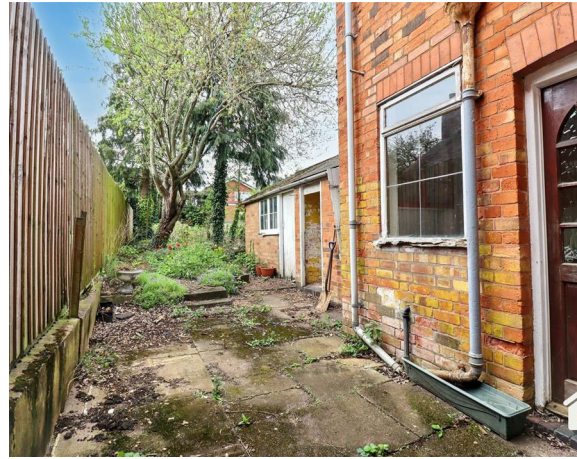
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



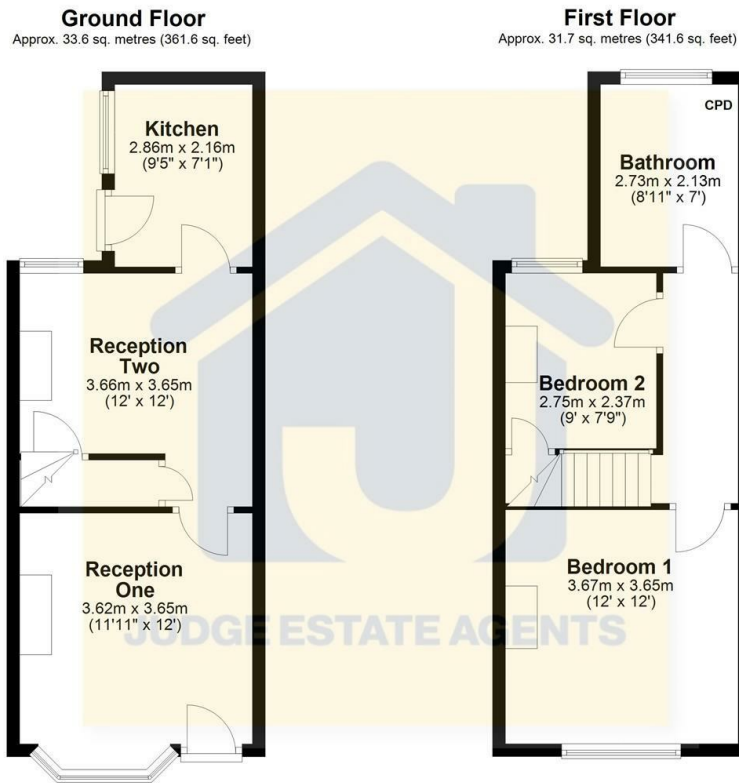


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MEASUREMENTS

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Total area: approx. 65.3 sq. metres (703.2 sq. feet)



## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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



## TERMS & CONDITIONS

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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.