



**13 CHESTNUT
ROAD, GLENFIELD LE3 8DD**

**£210,000
FREEHOLD**



0116 236 7000



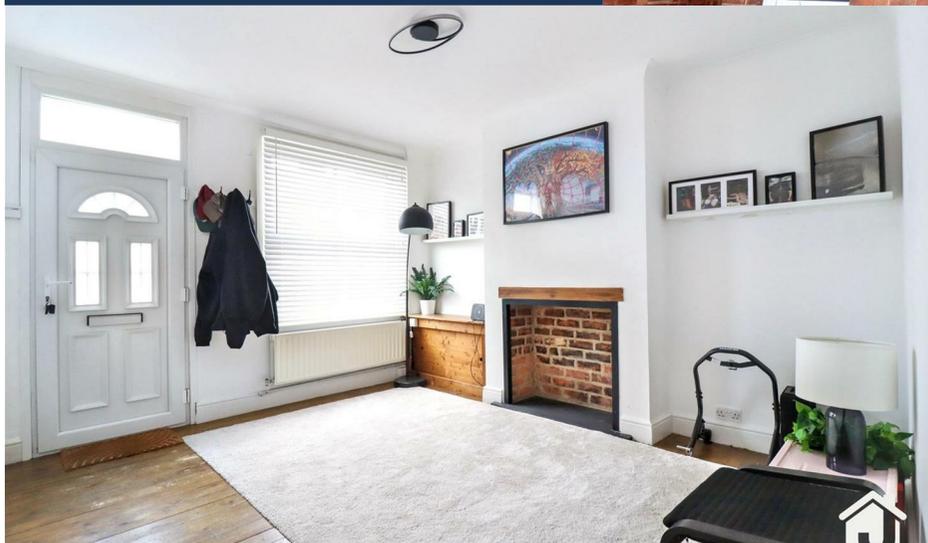
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



LOCATED WITHIN A POPULAR LOCATION BEING IDEAL FOR COMMUTING BETWEEN THE CITY AND MOTORWAY COMES OFFERED FOR SALE A WELL PRESENTED TWO BEDROOM MID-TERRACE HOME. BRIEFLY THIS LOVELY HOME BENEFITS FROM TWO RECEPTION ROOMS, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR THERE IS A WELL ESTABLISHED GARDEN. A VIEWING COMES HIGHLY ADVISED TO APPRECIATE.



ADDITIONAL INFORMATION:

The seller has informed us that the loft is boarded with lighting and a loft ladder for access.

FIRST RECEPTION 12'11 x 11'3

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

SECOND RECEPTION 16' x 11'3

There is a window to the rear aspect, stairs leading up to the first floor landing, radiator, power points and access to:

KITCHEN 18'6 x 5'11

With a range of wall and base units and work surfaces, sink with a mixer tap, window and door to the side aspect, power points, radiator and a door that leads to:

WC

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

FIRST FLOOR LANDING

There is a power point and doors that lead to:

BEDROOM 12'11 x 11'4

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM 12'10 x 8'4

There is a window to the rear aspect, radiator and power points.

BATHROOM 9' x 6'3

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the rear aspect.

REAR GARDEN

There is a paved area with steps leading up to a gravelled, paved patio and laid to lawn garden.

GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46/M1/M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester 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

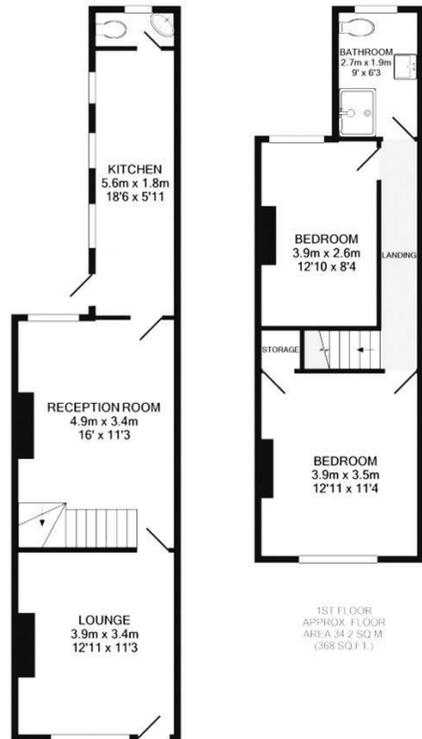
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

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.





LOCATION



MEASUREMENTS

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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

ZOOPLA

rightmove

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.