



**58 OVERDALE
AVENUE, GLENFIELD LE3
8GP**

£199,950
FREEHOLD



0116 236 7000



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judgeestateagents.co.uk



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



RESIDING UPON A CORNER PLOT AND READY FOR MODERNISATION COMES OFFERED FOR SALE THIS DETACHED TWO BEDROOM BUNGALOW. THE PROPERTY INTERNALLY COMPRISES AN ENTRANCE HALL, KITCHEN, REAR PORCH WITH A UTILITY CUPBOARD, LIVING ROOM, INNER HALL, TWO BEDROOMS AND A BATHROOM. FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE WHICH HAS A GARDEN ROOM/WORKSHOP TO THE REAR. THERE IS A GARDEN THAT PROCEEDS FROM THE FRONT TO THE SIDE ASPECT. TO THE REAR IS A QUAINT AREA AS WELL. THIS DEVELOPMENT OPPORTUNITY IS BEING SOLD WITH NO UPWARD CHAIN.



ENTRANCE HALL

There is access to the loft, built in cupboard and doors that lead to:

KITCHEN AREA 13' x 10'11

Having windows to the front and side aspects, power points, radiator and a door that leads to the porch with a door that leads to the side of the property as well as a Utility cupboard.

LIVING ROOM 19' x 11'9

Benefiting from a bow fronted window, radiator, power points, feature fire surround and a door that leads to:

INNER HALL

With a built in cupboard and doors that lead to:

BEDROOM 10'9 x 10'8

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BATHROOM

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

BEDROOM 10'9 x 9'1

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

GARDEN

There are gravelled and bordered gardens with a number of shrubs and plants and gated access to a further garden area to the side that leads along the rear of the Bungalow.

PARKING

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

GARAGE 17' x 9'1

Benefiting from an up and over door that has access to a garden room/workshop to the rear with patio doors to the rear aspect.

LOCATION

Approximately four and a half miles northwest of Leicester city centre, it has particularly good motorway links to the M1/M69 motorway networks. The village itself offers a wide range of local amenities including popular schools, Elizabeth Woodville Primary School, Brookvale High school & Groby Community College. There is also the parish church, shopping and sporting and social facilities with historic Bradgate Park only a short distance away.

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



Approx Gross Internal Area
100 sq m / 1074 sq ft



Floorplan

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.



TERMS & CONDITIONS

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