



- TWO BEDROOM TERRACE HOUSE
- HIGHLY SOUGHT AFTER VILLAGE
- IDEAL FOR LINKS TO THE A46 & MOTORWAY
- READY FOR NEXT OWNER TO ADD OWN TOUCH TO
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

**Offers over £195,000**

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Located within a highly sought after part of this thriving Charnwood village comes offered for sale this two bedroom End Terrace house that is ready for the next owner to add 'their own touch' to. In brief this lovely home benefits from Two Reception rooms, Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. There is a rear garden with shared access to Gladstone Street. A viewing comes advised to appreciate.

#### FIRST RECEPTION

11'11 x 11'10 (3.63m x 3.61m)

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

#### SECOND RECEPTION

12'3 x 11'9 (3.73m x 3.58m)

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

#### KITCHEN

13'10 x 6'5 (4.22m x 1.96m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, windows to the rear aspect, power points and a barn style door to the side aspect.

#### FIRST FLOOR LANDING

With access to the loft and doors that lead to:

#### PRIMARY BEDROOM

11'11 x 11'10 (3.63m x 3.61m)

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

#### BEDROOM

12' x 8'10 (3.66m x 2.69m)

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

#### BATHROOM

7'2 x 6'6 (2.18m x 1.98m)

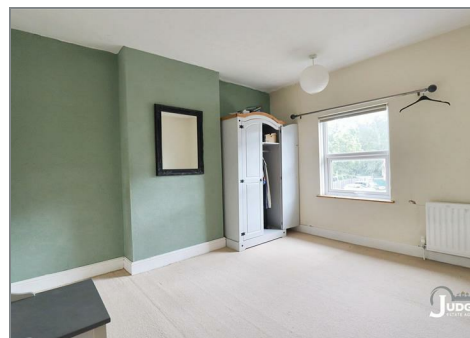
Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and a window to the side aspect.

#### REAR GARDEN

There is a patio that steps up to a mainly bordered area. The garden has a number of shrubs and trees as well as a store area and access to Gladstone Street.

#### 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 business 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



