

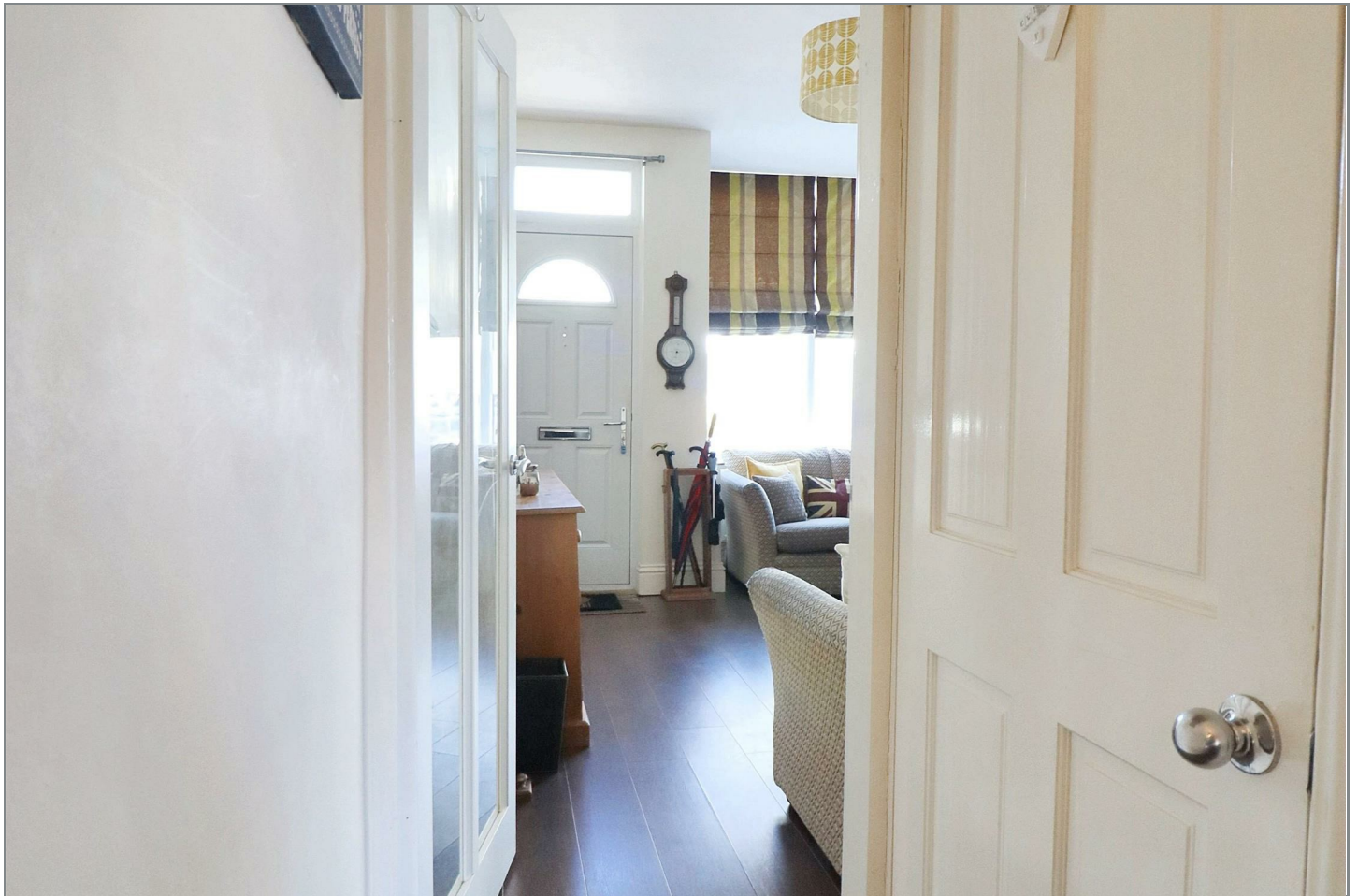


- TWO BEDROOM TERRACE HOUSE
- GOOD SIZED & BEAUTIFUL REAR GARDEN
- IDEAL FIRST TIME PURCHASE

- VERY WELL PRESENTED
- PERIOD PROPERTY
- COUNCIL TAX BAND - B

Asking price £228,000

<https://www.judgeestateagents.co.uk>



Located ideally for a nice walk to the village with its local amenities and eateries comes offered for sale this two bedroom mid terrace period house. A very well presented home that benefits briefly from a Living Room, Lounge/Dining, Kitchen, First Floor Landing, Two Bedrooms and a Four Piece Bathroom Suite. To the rear there is a lovely, eye-catching garden. A viewing comes highly advised to fully appreciate.

#### LIVING ROOM

14'9 x 11'4 (4.50m x 3.45m)

Benefiting from a bay fronted window, radiator, TV point, power points and door to:

#### LOUNGE/DINING

12'6 x 11'4 (3.81m x 3.45m)

Having a window to the rear aspect, radiator, power points, Stairs leading to the first floor landing, Under stairs cupboard and door to:

#### KITCHEN

24'1 x 6'3 (7.34m x 1.91m)

Having a range of wall and base units with work surfaces, sink

with mixer tap and drainer, integral oven, hob with extractor fan, wine fridge, integral fridge/freezer, integrated dishwasher, tiled flooring, power points, door to the side aspect, windows to the side aspect as well as Velux windows, radiator and Patio doors to the rear garden.

#### FIRST FLOOR LANDING

With a radiator, power points, loft access and doors to:

#### PRIMARY BEDROOM

12'8 x 10'7 from fitted wardrobes (3.86m x 3.23m from fitted wardrobes)

With a window to the front aspect, radiator, fitted wardrobes, dresser and power points.

#### BEDROOM

10'3 x 9'7 (3.12m x 2.92m)

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

#### BATHROOM

11'9 x 6'4 (3.58m x 1.93m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Radiator, Tiled flooring, Window to the rear aspect and Complimentary tiling.

#### REAR GARDEN

This lovely garden appreciates a brick paved patio with a shed and then a mainly laid to lawn garden with a paved patio at the end.





#### 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.

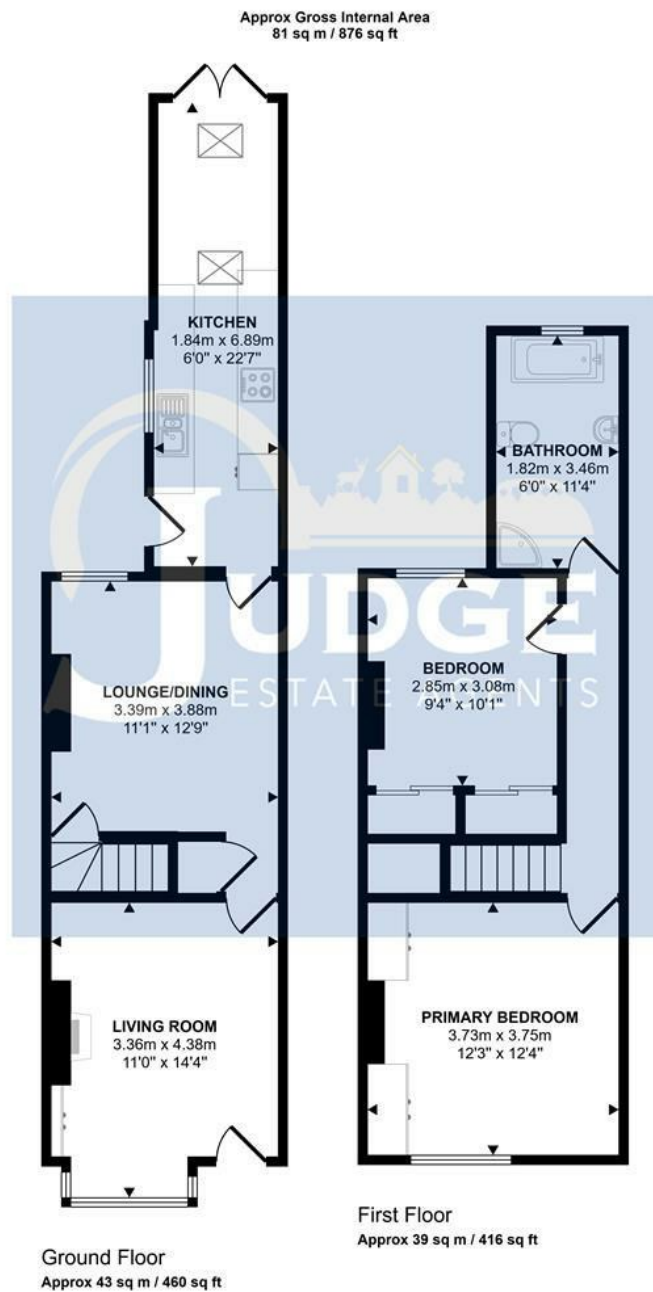
#### MEASUREMENTS & FLOORPLANS

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.





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 Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 