



2 ROYDENE CRESCENT, OFF ANSTEY LANE,
LEICESTER, LE4 OGL

OFFERS OVER
£266,000

2 ROYDENE CRESCENT, OFF ANSTEY LANE, LEICESTER, LE4 0GL

£266,000 FREEHOLD



ENTRANCE PORCH

There is a door that leads to:

LIVING ROOM

17'3 x 16'3

Benefiting from a window to the front aspect, window to the side aspect, radiator, power points, TV point, fire with feature surround and a door that leads to:

DINING ROOM

13'7 x 7'11

Having stairs leading up to the first floor landing, radiator, power points, under stairs cupboard, door that leads to the Kitchen and doors that lead to:

CONSERVATORY

15'10 x 7'11

There are power points, window and patio doors to the rear aspect.

KITCHEN

11' x 9'11

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, windows to the front and rear aspects, power points, radiator and a door that leads to the rear garden.

FIRST FLOOR LANDING

There is access that leads to the loft, window to the rear aspect and doors that lead to:

PRIMARY BEDROOM

10'8 x 9'3

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

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and an extractor.

BEDROOM

11'1 x 8'2 from fitted wardrobes

There is a window to the front and rear aspects, power points, radiator as well as fitted wardrobes and dresser.

BEDROOM

7' x 6'3

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

BATHROOM

Comprising a low level WC, wash hand basin, walk in shower, corner bath, radiator, complimentary tiling and a window to the rear aspect.

REAR GARDEN

There is a patio that leads onto a mainly laid to lawn garden with borders home to a number of shrubs and plants.

PARKING

There is gated access to off road parking that is located to the rear of the property.



LOCATION

Situated in a cul de sac in this popular residential area of Leicester and being ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections. Glenfield hospital, County Hall and Leicester city centre are all within easy reach of the property.

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.

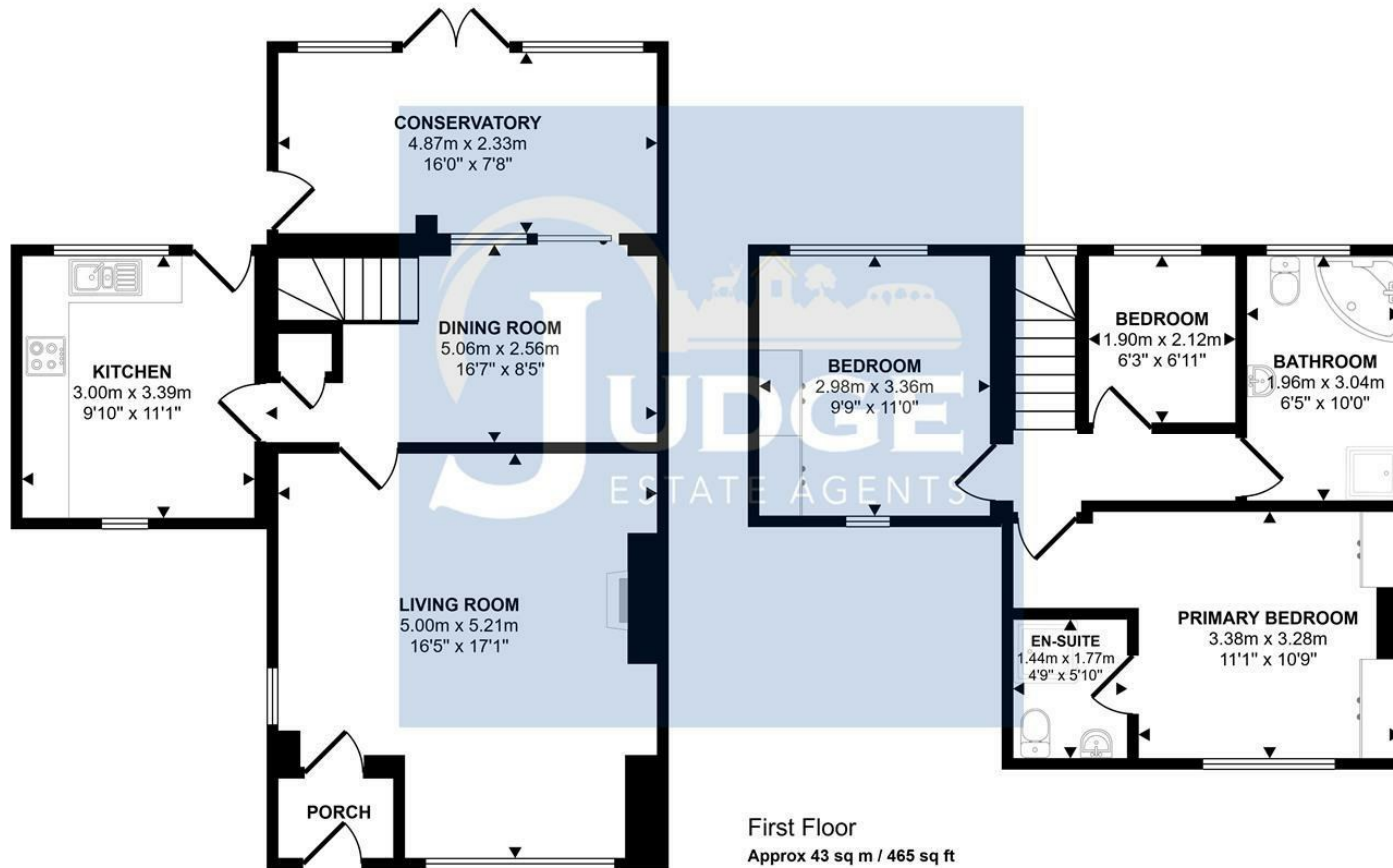
MONEY LAUNDERING

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 WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
105 sq m / 1133 sq ft



Ground Floor
Approx 62 sq m / 667 sq ft

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.

Viewings strictly by
appointment via Judge
Estate Agents

Contact

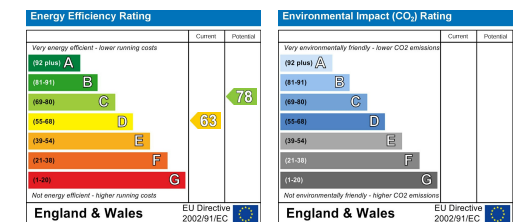
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

