



- THREE BEDROOM VICTORIAN TERRACE HOUSE
- WEST END LOCATION IN LEICESTER
- FANTASTIC LINKS TO M1, CITY AND SHOPPING
- GROUND FLOOR SHOWER ROOM FACILITIES
- VIEWING RECOMMENDED
- COUNCIL TAX BAND - A

Offers over £190,000



Judge Estate Agents are happy to offer to the market within the West End of Leicester, this Three Bedroom Victorian Terrace House for sale. In brief, this period property benefits from Two Reception Rooms, Kitchen, Shower Room, First Floor Landing with Three Bedrooms. To the rear there is a mainly paved area ideal for socialising with friends. A viewing comes highly recommended to appreciate.

**FIRST RECEPTION**

13'10 into bay x 11'3 (4.22m into bay x 3.43m)  
Benefiting from a bay fronted window, radiator, power points, feature surround and door that leads to:

**SECOND RECEPTION**

11'9 x 11'4 (3.58m x 3.45m)  
Having an under stairs cupboard, window to the rear aspect, radiator, power points, feature surround, stairs leading up to the first floor and there is also access to:

**KITCHEN**

8'7 x 6'1 (2.62m x 1.85m)  
Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, window and door to the side aspect, power points and access to:

**SHOWER ROOM**

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

**FIRST FLOOR LANDING**

With a radiator, power point and doors that lead to:

**PRIMARY BEDROOM**

14'3 x 12'9 (4.34m x 3.89m )  
Benefiting from a bay fronted window, radiator, power points, feature surround and a built in cupboard.

**BEDROOM**

11'9 x 10'2 (3.58m x 3.10m)  
Having a window to the rear aspect, radiator, power points and a built in cupboard.

**BEDROOM**

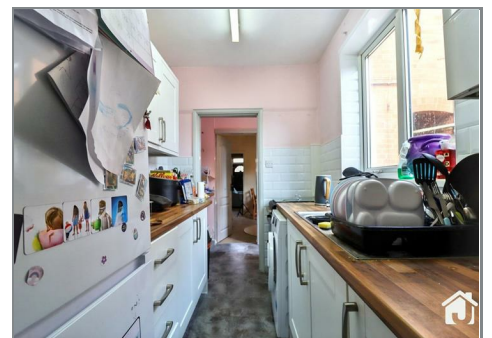
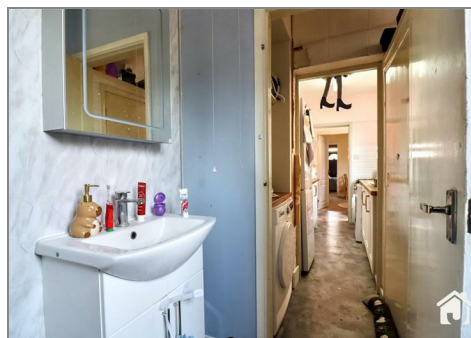
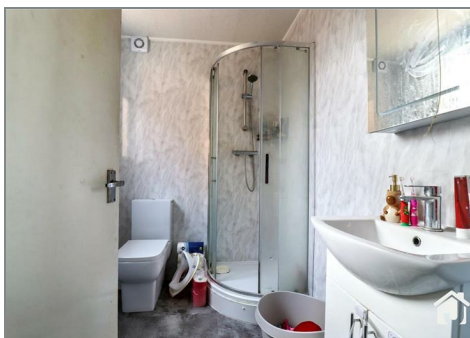
8'7 x 6'2 (2.62m x 1.88m)  
There is a window to the rear aspect, radiator, power points and built in cupboard.

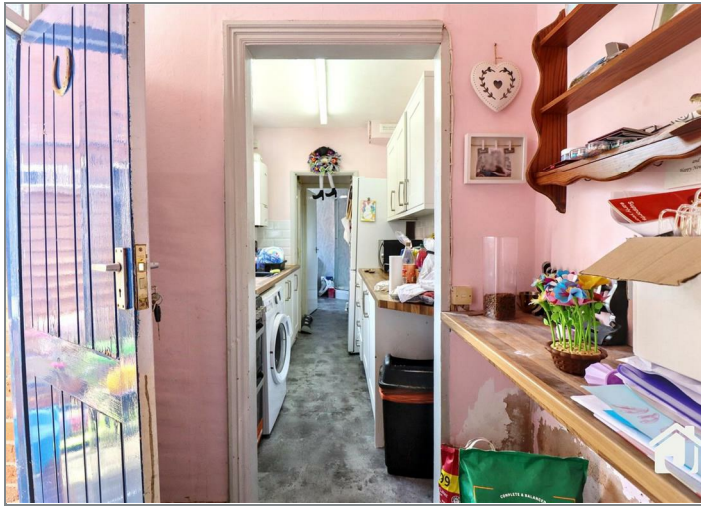
**REAR GARDEN**

The rear is mainly paved with borders.

**LOCATION**

The West End is a great location for access to the shopping facilities of Narborough Road and within a short drive of the popular Fosse Park Retail Park, the M1/M69 road junction offering excellent transport links and the beautiful open countryside walks provided by Everards and Aylestone Meadows.





### 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.

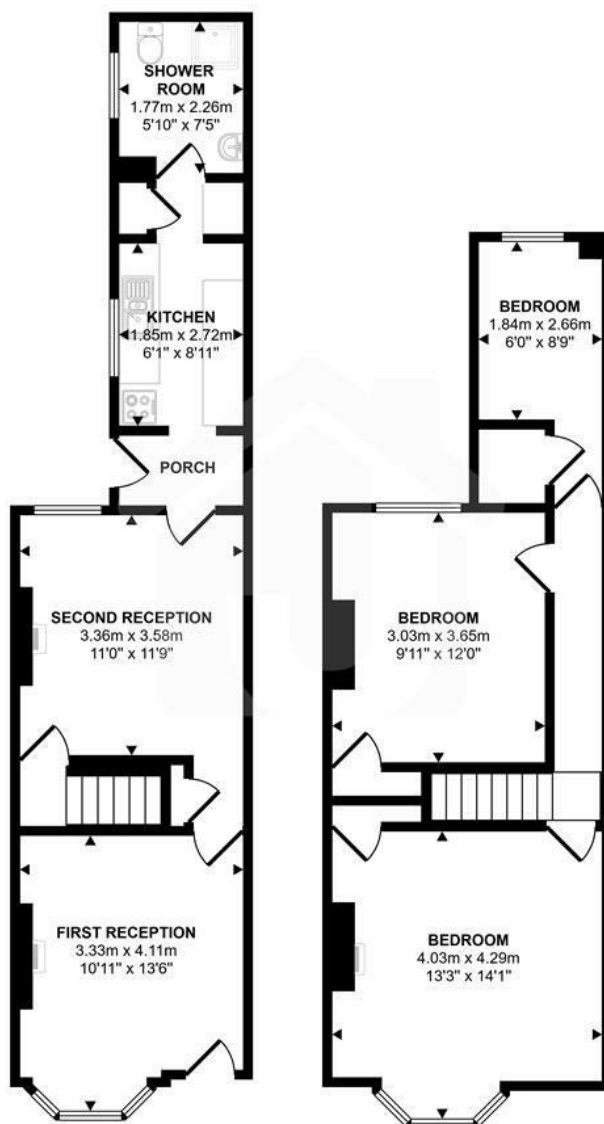
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



Approx Gross Internal Area  
83 sq m / 894 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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