JUDGE
ESTATE AGENTS

112 ANDREW ROAD, LEICESTER LE7 7BB

£278,000
FREEHOLD

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

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OFFERED TO THE MARKET WITHIN A HIGHLY SOUGHT AFTER LOCATION IN THIS THRIVING VILLAGE COMES OFFERED FOR SALE A WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW. A LOVELY HOME THAT IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS AND A SHOWER ROOM. TO THE REAR THERE IS A LOW MAINTENANCE AND WELL PRESENTED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE BUNGALOW TO THE GARAGE IN THE REAR GARDEN. A VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE.

ENTRANCE HALL
There is a radiator, power point and doors that leads to:

LIVING ROOM 15'9 x 11'10
Benefiting from patio doors to the rear garden, radiator, power points and a fire with feature surround.

KITCHEN 11'10 x 11'5
There are a range of wall and base units and work surfaces, integral oven, hob with extractor, sink with a mixer tap and drainer, windows to the side and rear aspects, plumbing for a washing machine, power points, radiator and Barn-style door that leads to:

CONSERVATORY 11'3 x 7'9
Having windows to the rear and side aspects, power points and patio doors to the rear garden.

BEDROOM 13'4 into bay x 12'
Benefiting from a bay fronted window, radiator and power points.

BEDROOM 12'8 x 10'
Having a window to the front aspect, radiator, power points and fitted wardrobes and cupboard.

SHOWER ROOM 8'8 x 6'9
Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect, complimentary tiling and a radiator.

REAR GARDEN
A well maintained and presented garden that appreciates a patio with steps up to an artificially laid to lawn area as well as borders home to a number of shrubs and plants as well as a Summerhouse.

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

GARAGE
This is located to the rear of the garden with double doors.

ANSTEY VILLAGE
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

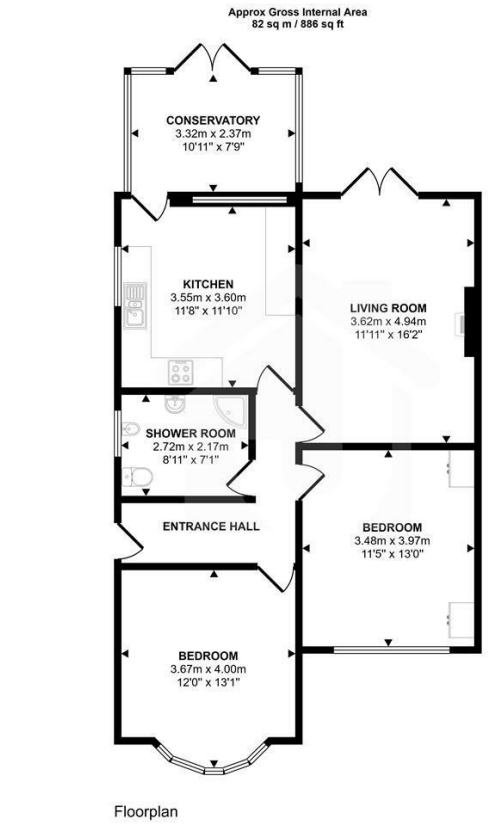
4) Please provide and assist proof of affordability

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.



Floorplan

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.

LOCATION

MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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