



**18 DOROTHY
AVENUE, LEICESTER LE4
8AB**

£365,000
FREEHOLD



0116 236 7000



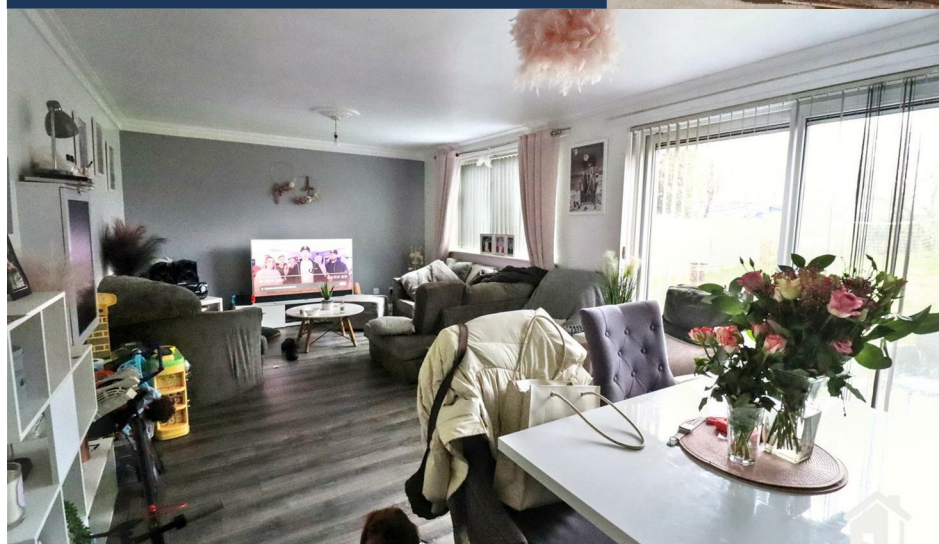
sales@judgeestateagents.co.uk



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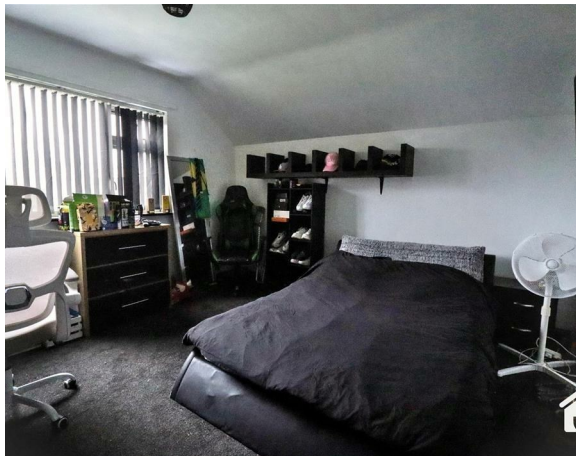
13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET AN INVESTMENT OPPORTUNITY WITH THIS FOUR BEDROOM DETACHED PROPERTY SAT ON THE EDGE OF OLD THURMASTON, PROVIDING EASY ACCESS TO ALL OF THE LOCAL AMENITIES.

THIS PROPERTY IS BEING SOLD WITH A LONG STANDING TENANT PROVIDING YIELD FROM YOUR INVESTMENT FROM DAY ONE.
(CURRENT RENT DETAILS CAN BE AVAILABLE ON REQUEST)

THE PROPERTY IN BRIEF COMPRISES AN ENTRANCE HALL, LIVING/DINING ROOM, STUDY/LOUNGE, KITCHEN, WC, FOUR BEDROOMS, EN-SUITE AND BATHROOM. THERE IS A REAR GARDEN AND OFF ROAD PARKING THAT LEADS TO A GARAGE.



ENTRANCE HALL

LIVING/DINING ROOM 21'11" x 12'1"

STUDY/RECEPTION 11'5" x 10'9"

KITCHEN 11'5" x 10'5"

WC 5'10" x 2'7"

FIRST FLOOR LANDING

PRIMARY BEDROOM 14'2" x 11'7"

EN-SUITE 7'2" x 5'2"

BEDROOM 12'1" x 11'9"

BEDROOM 9'2" x 8'6"

BEDROOM 9'2" x 7'10"

BATHROOM

REAR GARDEN

GARAGE

THURMASTON

Thurmaston is located approximately three and a half miles north of Leicester city centre and offers ease of access to the M1/M69 motorway networks via the A46 Western bypass, local shopping and schooling found at nearby Thurmaston and Syston villages.

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.

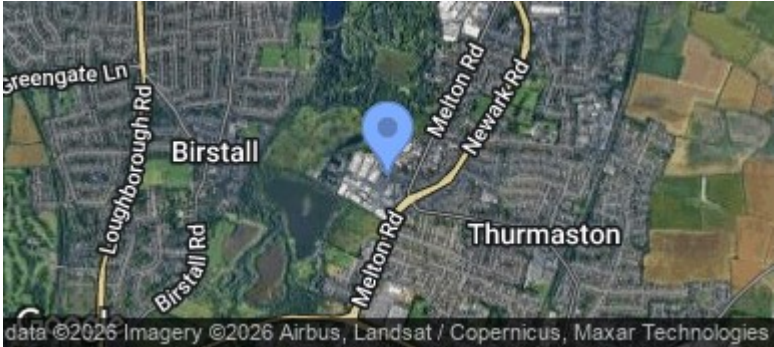
MONEY LAUNDERING

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.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



MEASUREMENTS

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. 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 Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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.

LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



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



TERMS & CONDITIONS

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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.