



**34 DORSET
AVENUE, GLENFIELD LE3
8BB**

£265,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



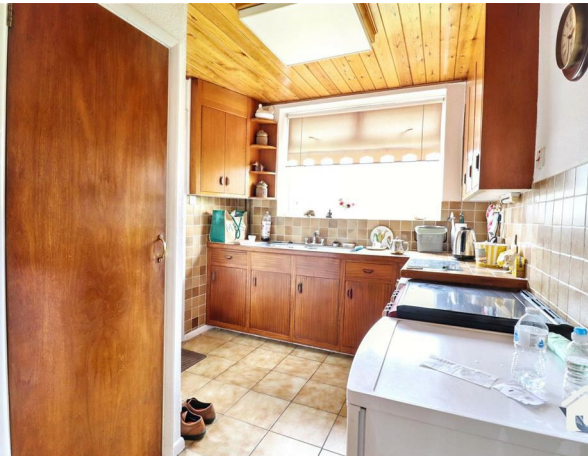
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



WITHIN THIS POPULAR RESIDENTIAL LOCATION THAT APPRECIATES REPUTABLE SCHOOL AND SHOPPING FACILITIES AS WELL AS LINKS TO MAJOR ROAD AND MOTORWAY COMES OFFERED FOR SALE THIS TRADITIONALLY BUILT THREE BEDROOM SEMI-DETACHED HOUSE. AS YOU ENTER THERE IS AN ENTRANCE PORCH, ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS, BATHROOM AND A SEPARATE WC. OUTSIDE TO THE REAR THERE IS A GENEROUSLY SIZED AND WELL ESTABLISHED GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

With stairs leading up to the first floor landing, radiator, power point and doors that lead to:

LIVING/DINING ROOM 27' into bay x 13' - 10'9

Benefiting from a bay fronted window, radiator, power points, feature fire surround and patio doors that lead to the rear garden.

KITCHEN 11'4 x 8'4 - 5'2

Having a range of wall and base units and work surface with a sink and mixer tap, power points, pantry, window to the rear aspect and a door to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect, airing cupboard, loft access and doors that lead to:

BEDROOM 14'4 into bay x 9'7

Benefiting from a bay fronted window, radiator, power points and fitted wardrobes.

BEDROOM 11'4 x 9'9

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

BEDROOM 8'1 x 6'9

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

BATHROOM

Comprising a low level wash hand basin, bath, window to the rear aspect, complimentary tiling and a heated towel rail.

WC

Comprising a low level WC and a window.

REAR GARDEN

This beautiful garden appreciates a patio that leads to a mainly laid to lawn area that is also home to a number of shrubs and plants.

PARKING

From the front there is off road parking that proceeds alongside the property to:

GARAGE 20' x 8'5

Benefiting from an up and over door, power and lighting.

GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46/M1/M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

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



LOCATION

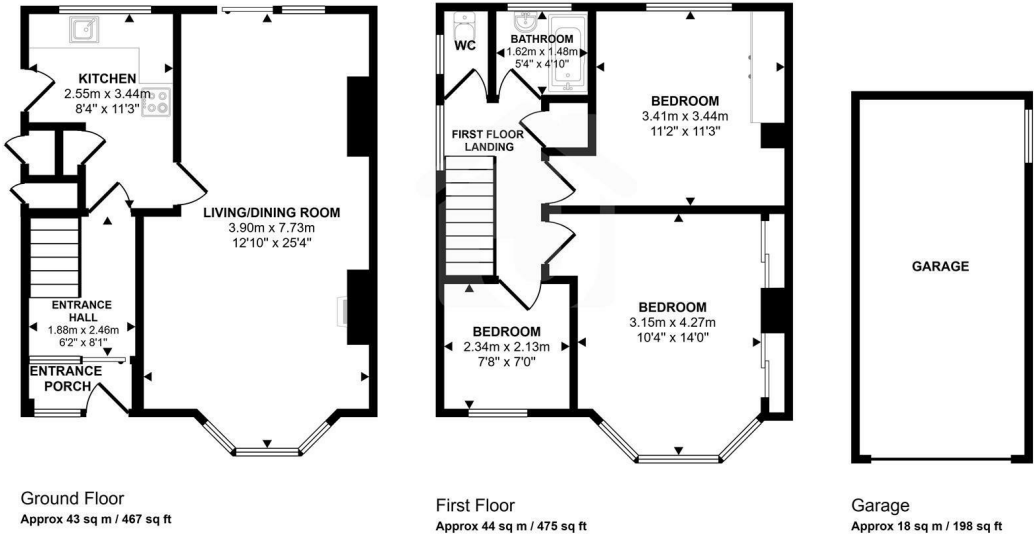


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Approx Gross Internal Area
106 sq m / 1139 sq ft



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Viewings strictly by appointment via Judge Estate Agents.

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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

Money laundering

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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.