

**7 MANOR  
DRIVE, LEICESTER LE4 1BL**

**£210,000**  
**FREEHOLD**

0116 236 7000

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



**MAKING AN IDEAL FIRST TIME PURCHASE AND LOCATED IDEALLY WITH LOCAL SHOPPING AND SOCIALISING FACILITIES INCLUDING A LEISURE CENTRE COMES OFFERED FOR SALE THIS TWO BEDROOM SEMI-DETACHED HOUSE. THIS WELL PRESENTED HOME IN BRIEF BENEFITS FROM A LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. TO THE OUTSIDE THERE IS A VERY WELL MAINTAINED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING. AN INTERNAL VIEWING COMES HIGHLY ADVISED TO APPRECIATE.**



#### **ENTRANCE HALL**

There are stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that leads to:

#### **LIVING ROOM 19'4 x 14'10**

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

#### **KITCHEN 18'2 x 11'8**

There are a range of wall and base units with work surfaces, sink with mixer tap, plumbing for a washing machine, power points, radiator and windows to both the front and side aspects.

#### **FIRST FLOOR LANDING**

There is a radiator, loft access and doors that lead to:

#### **BEDROOM 19'4 x 14'10**

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

#### **BEDROOM 19'4 x 9'10**

There is a window to the front aspect, radiator, power points, built in cupboard and built in wardrobe.

#### **BATHROOM 13'5 x 8'4**

Comprising a low level WC, wash hand basin, bath with a shower over, window to the side aspect and complimentary tiling.

#### **REAR GARDEN**

With a patio and pathway that leads to the rear accompanied by a mainly laid to lawn area.

#### **PARKING**

From the front there is Off Road Parking.

#### **ANSTEY HEIGHTS**

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available

#### **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.

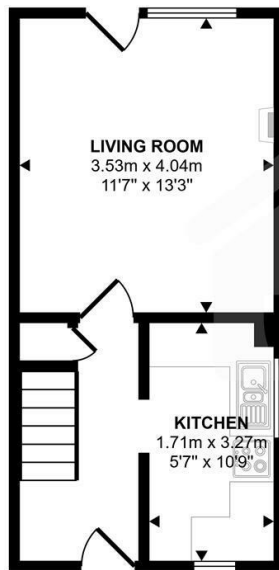
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



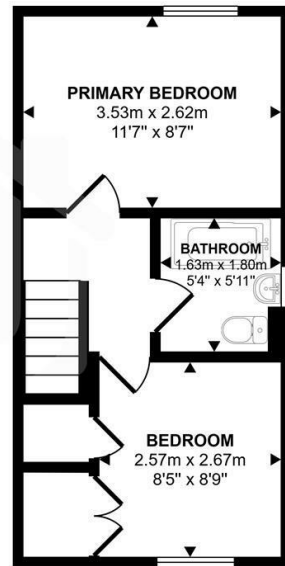
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area  
53 sq m / 566 sq ft



Ground Floor  
Approx 26 sq m / 282 sq ft



First Floor  
Approx 26 sq m / 285 sq ft

## MEASUREMENTS

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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



## TERMS & CONDITIONS

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