Storer Road | | Anstey | LE7 7YH

Asking price £120,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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** 50% Shared Ownership ** An immaculately presented semi-detached house, located within this well regarded and sought after modern development. The property benefits from Gas central heating, Upvc double glazing and off road parking allocated for 2 vehicles. The accommodation offers entrance hall, dining kitchen. w/c and large lounge. The first floor has two good sized bedrooms and a bathroom. There is a beautiful rear garden. Opportunities of this nature are rare to the market and an early inspection is advised.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Immaculately Presented
- Modern Fitted Kitchen
- Allocated Parking x 2
- Local Village Amenities
- Modern Town House
- Two Bedrooms
- Ground Floor W/c
- Sought After Development
- Viewing a Must!

Entrance Hall
With front door, staircase rising to the first floor, access to the kitchen.

Dining Kitchen
Fitted with a range of modern wall and base mounted units, sink unit and drainer, built in electric oven, hob and extractor, space for washing machine and fridge/freezer.

W/c
Fitted with a two piece suite comprising low level flush w/c and wash hand basin.

Lounge
A large living room with ample space for living room furniture, French doors lead out to the rear garden.

First Floor Landing
With access to all rooms.

Bedroom 1
A large double bedroom with window to the front.

'50% Shared Ownership'

Bedroom 2
A good sized room with window to the rear.

Bathroom
Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There is a window to the side.

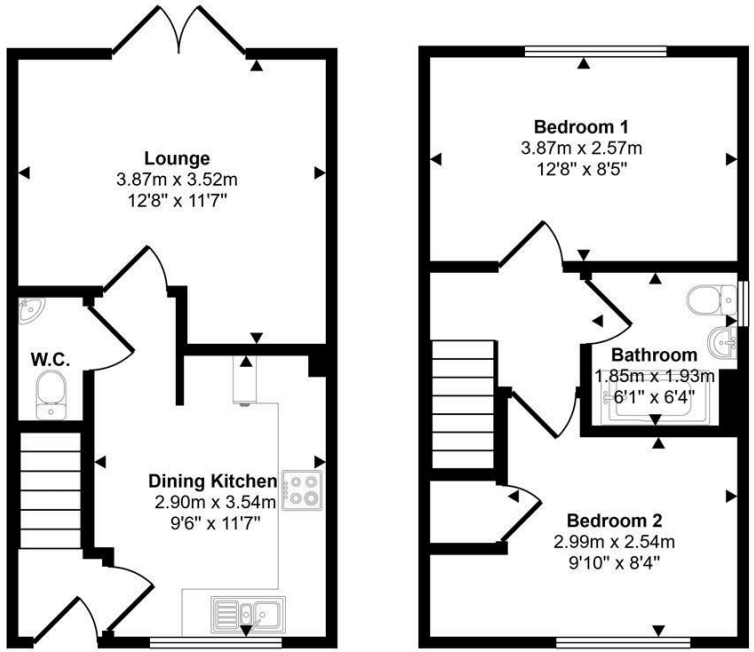
Outside
The property has allocated off road parking to the front and a beautiful rear garden with an array of planting and a shaped lawn and patio.

Leasehold Details
The property is being sold as a 50% share, whereby the other 50% is owned by 'Sparrow Shared Ownership Ltd' as a way of providing affordable housing. The property is held on a Leasehold Tenure, with approx 120 years remaining. A rent of £312.43 per month is payable, along with a monthly service charge of £69.55. PLEASE CHECK YOUR ELIGIBILITY FOR PURCHASING A SHARED OWNERSHIP PROPERTY BEFORE ARRANGING A VIEWING. Sparrow Shared Ownership Ltd may wish to undertake eligibility checks before agreeing a sale. All details above should be checked and verified by your conveyancing solicitor.

The Area
Anstey is a highly sought-after, thriving Leicestershire village located in Charnwood, offering the perfect blend of traditional charm and modern convenience. Famed as the "Gateway to Charnwood Forest," it boasts excellent local amenities, reputable schooling, and immediate access to scenic spaces like Bradgate Park. With excellent access to the A46 and motorway networks, it is popular with commuters seeking a picturesque lifestyle with easy travel links.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

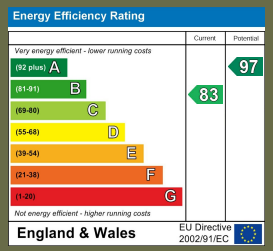
Approx Gross Internal Area
56 sq m / 606 sq ft



Ground Floor
Approx 28 sq m / 301 sq ft

First Floor
Approx 28 sq m / 304 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.



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