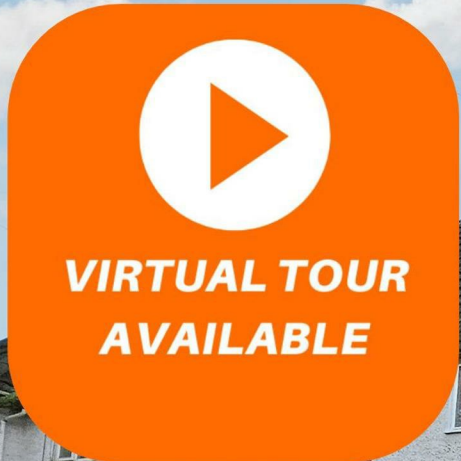




READINGS

www.readingspropertygroup.com



Waltham Avenue
Leicester, LE3 1FD

£190,000



Waltham Avenue

, Leicester, LE3 1FD

A fantastic opportunity to transform this three-bedroom end town house into a family home, offered for sale with no onward chain, this property presents a blank canvas for renovation, allowing you to tailor the space to your preference.

Step into the property through an entrance hall, there's a lounge to the front, a dining room to the rear, and a small kitchen.

Upstairs, there are three good size bedrooms and a shower room.

The front garden offers potential to create a driveway, subject to the consent to install a dropped kerb.

To the rear, a generously sized garden provides an expansive outdoor space and extension possibilities.

UPVC double glazed windows and doors and a central heating boiler.

Don't miss the chance to turn this end town house into a comfortable home.

Entrance hall

Lounge

Dining room

Kitchen

Landing

Bedroom one

Bedroom two

Bedroom three

Shower room





Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

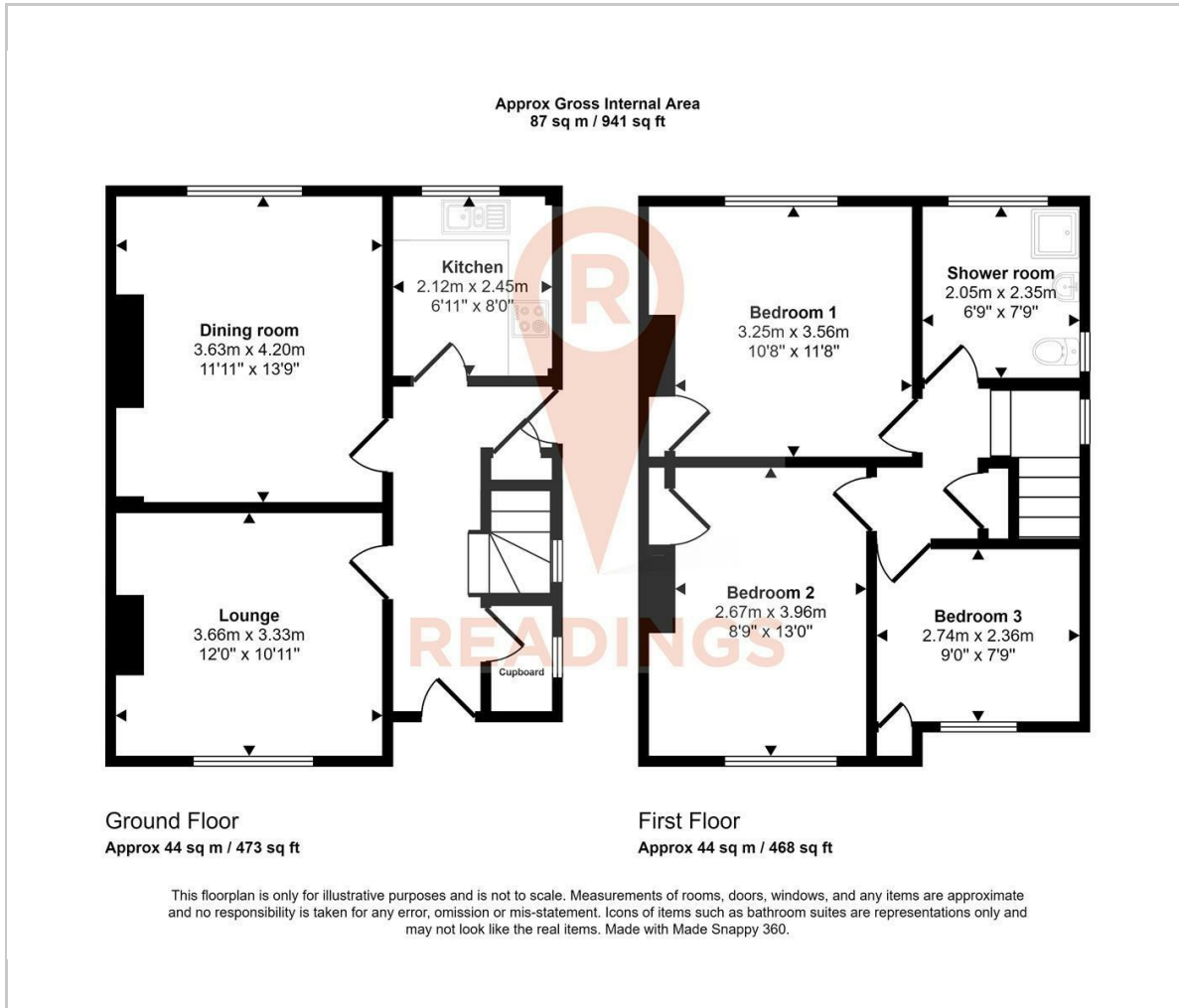
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

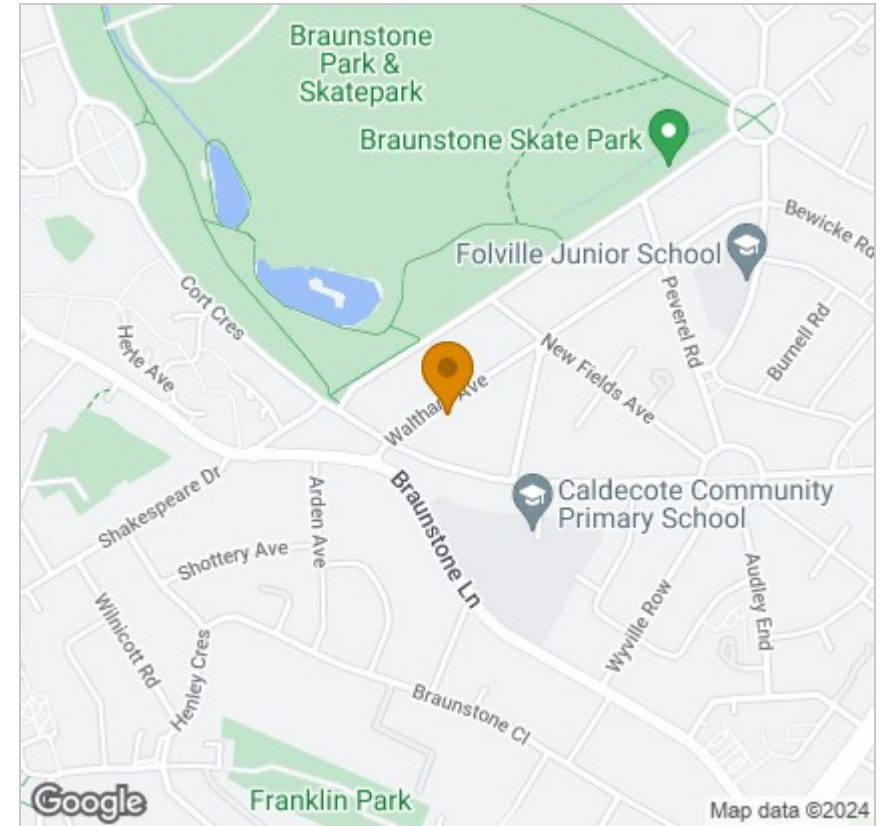
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

