



READINGS

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VIRTUAL TOUR
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Kirby Road
Leicester, LE3 6BD

Offers In The Region Of £250,000



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Kirby Road

, Leicester, LE3 6BD

Welcome to this three-storey palisaded Villa on Kirby Road – a property that caters to a variety of buyers. Whether you're an owner-occupier in search of a spacious family home, a savvy buy-to-let investor, or a developer with a vision for transforming this house into individual flats (subject to necessary consents), this property has lots of potential.

Step inside to find an entrance hall with original tiled floor (now in need of some TLC), a lounge at the front benefits from a bay window, allowing plenty of natural light into the room and a perfect spot to people watch. Move through to the separate dining room, where uPVC double glazed French doors give access to the garden, and there's a useful storage cupboard to hide away your clutter.

To the rear of the property you will find a breakfast kitchen, with plenty of cupboards, worksurfaces.

Ascending to the first floor, you'll discover three generously sized bedrooms. The bedroom to the front enjoys a bay window, while a bathroom and separate shower room complete the first floor.

Venture up to the second floor, where you'll find another double bedroom, providing a nice private retreat with excellent views.

All windows in the house feature uPVC double glazing, with the exception of the timber sash bays, adding a touch of traditional charm. The central heating system is equipped with a modern Ideal Vogue combi boiler.

Positioned advantageously on Kirby Road, nicely set back from Hinckley Road. There are usually plenty of spots available to park your car with various bays opposite. The house is also only a short walk from the vibrant Braunstone Gate and Leicester city centre adding to the convenience of this home.

Offered for sale with no onward chain.

Entrance hall

Lounge

Dining room

Breakfast kitchen





First floor landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Shower room

Second floor landing

Bedroom four

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.



Anti Money Laundering

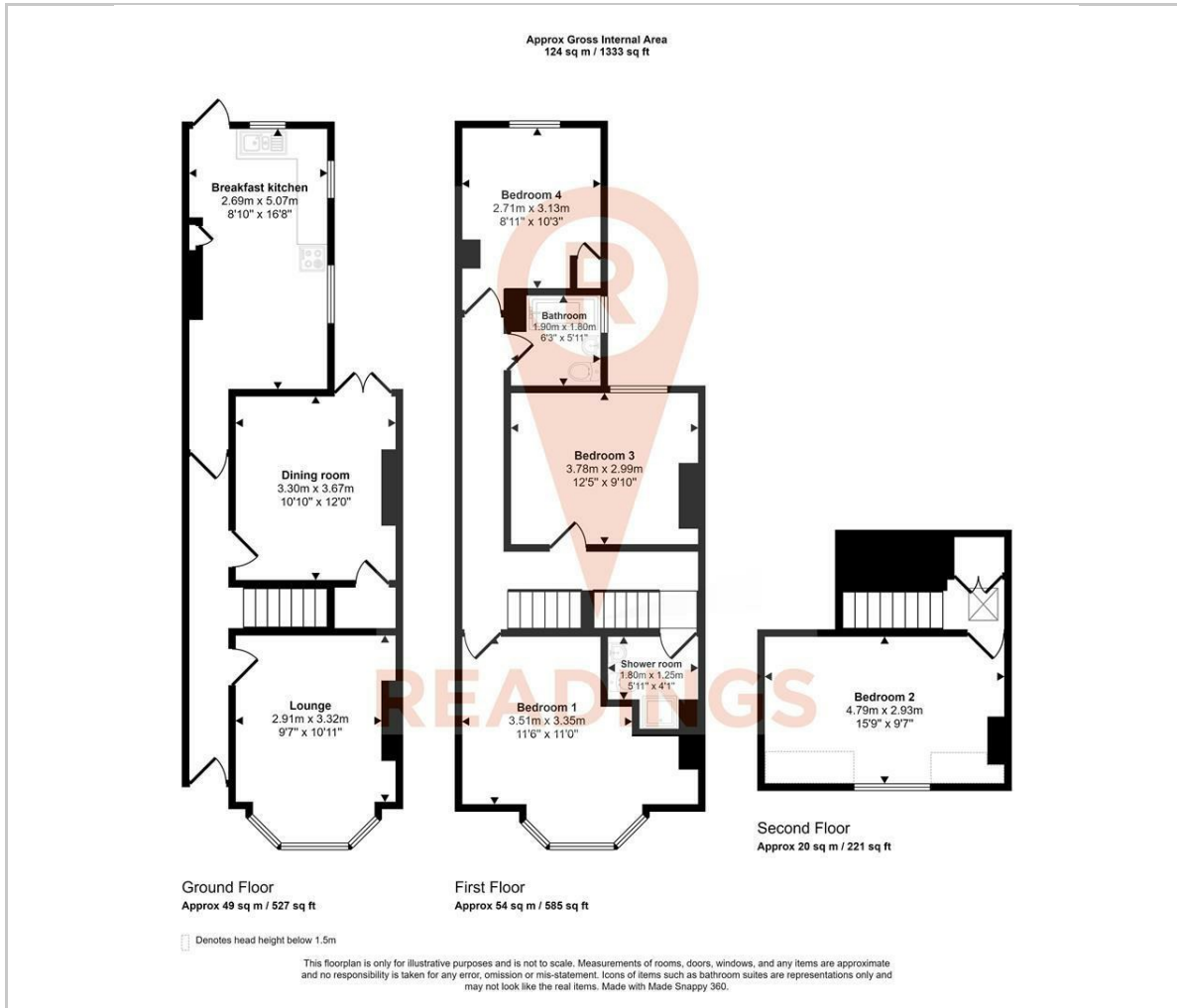
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

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.



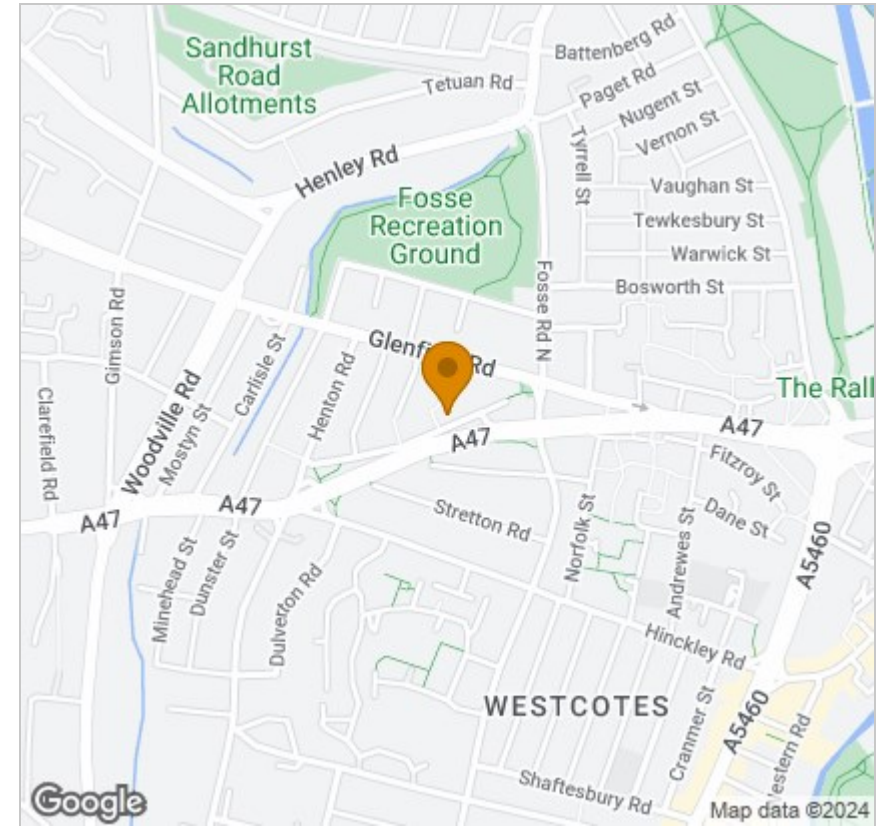
Floor Plan



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

