



READINGS

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AVAILABLE**



Morley Road
Leicester, LE5 3HN

Offers In The Region Of £250,000



Morley Road

, Leicester, LE5 3HN

Presenting a mid-terraced house in a sought after location, this property showcases recent enhancements, including a tasteful extension accommodating a high-quality kitchen, utility room, and a convenient downstairs toilet. Featuring an inviting lounge with a bay window at the front, a rear reception room, and upstairs, two double bedrooms alongside a splendid shower room. Completing the picture is a small yard situated at the rear of the house. To truly grasp the quality of this home, a viewing is essential.

Lounge

Dining room

Kitchen

Utility room

Downstairs WC

Two double bedrooms

Shower room

Small yard

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.





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

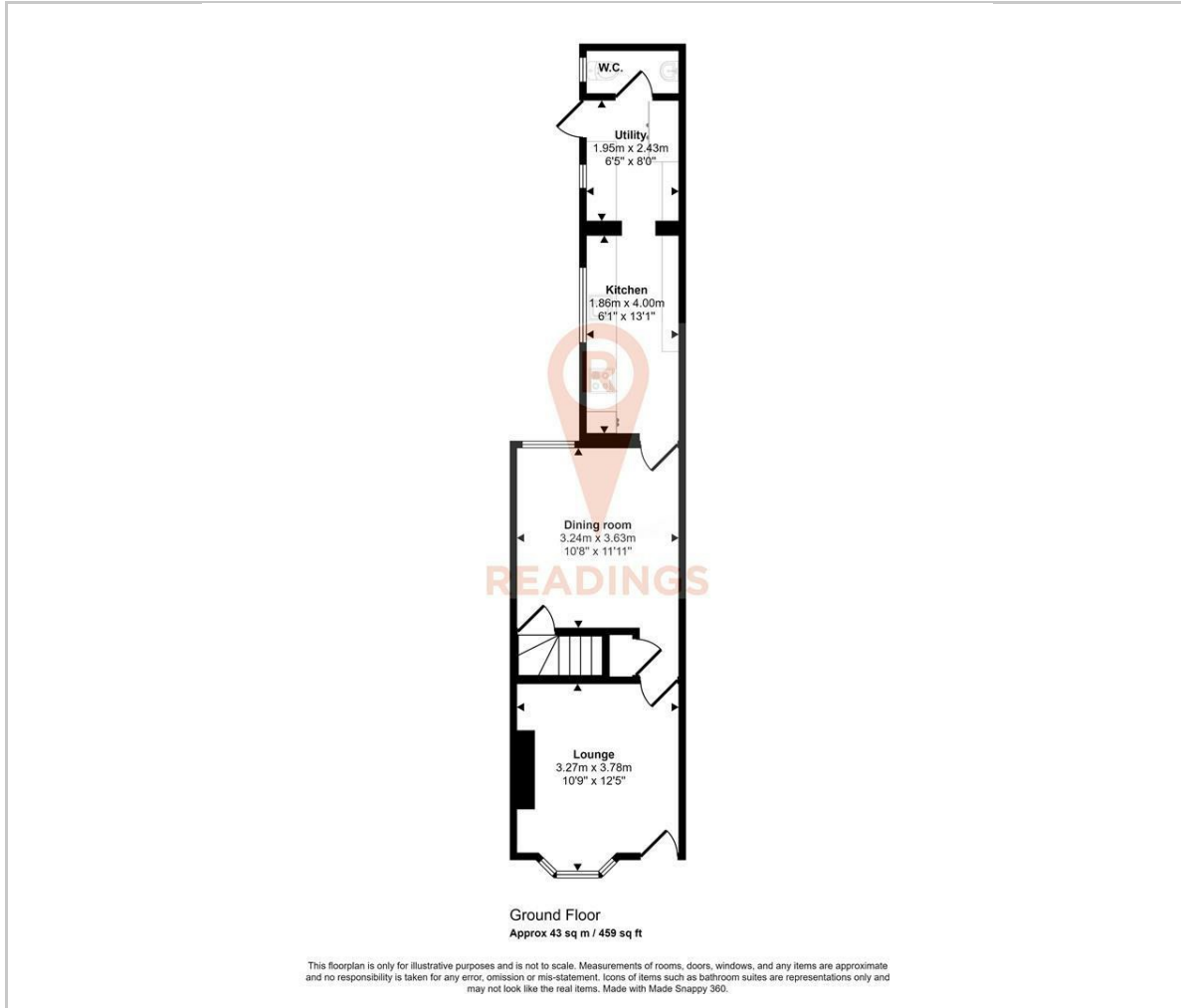
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical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

Property Information

Tenure: Freehold
Local Authority: Leicester city
Council Tax Band: A
Type of Construction: Brick
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Low risk



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

