



# READINGS

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**360 TOUR  
AVAILABLE**



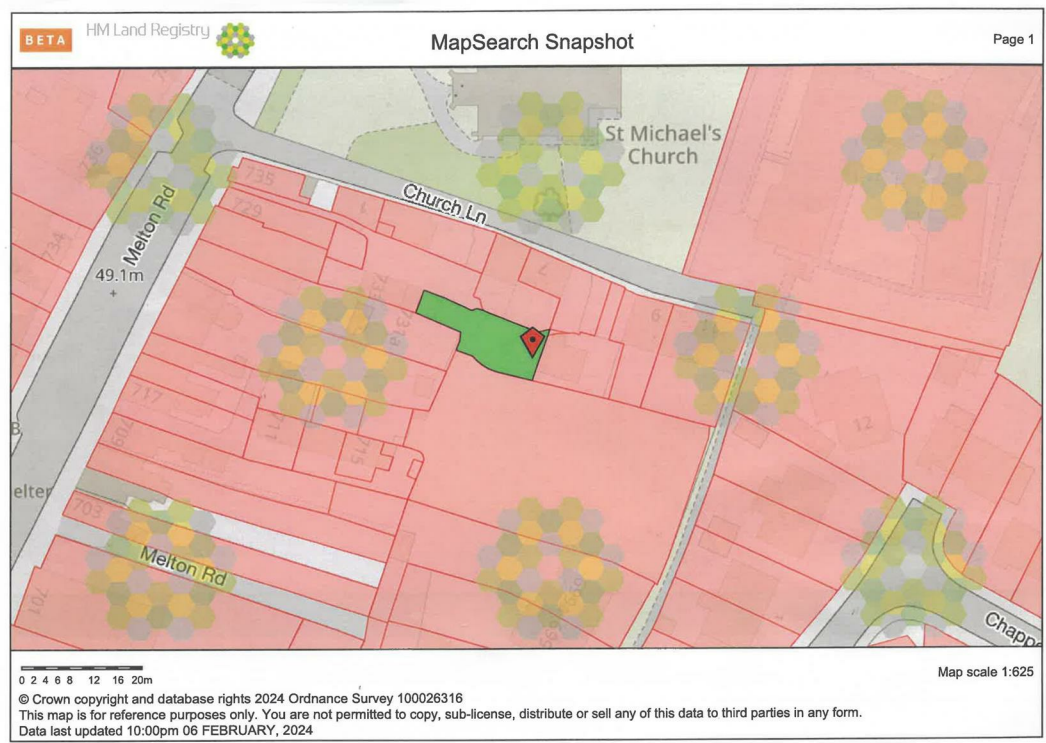
Melton Road  
Thurmaston, Leicester, LE4 8ED

**£145,000**

**ACCESS  
TO PROPERTY**







## Melton Road

Thurmaston, Leicester, LE4 8ED

This cottage, located between 729a and 735 Melton Road, is accessed via a right of way across land owned by 733 Melton Road. Requiring renovation, the property features a porch, lounge/dining room, breakfast kitchen, and a ground floor shower room. The first floor offers a versatile room suitable for use as a bedroom, lounge, or dressing room, along with an additional bedroom. A garden at the rear of the property is included; however, it's important to note that the access and adjacent garden area belong to 733 Melton Road. This property is available for sale with no onward chain.

**Lounge**

**Dining area**

**Kitchen**

**Ground floor shower room**

**Bedroom one**

**Bedroom two**

**Rear garden**

### 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.







### Property Information

Tenure: Freehold  
Local Authority: Charnwood  
Council Tax Band: B  
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: very low

### Tenure

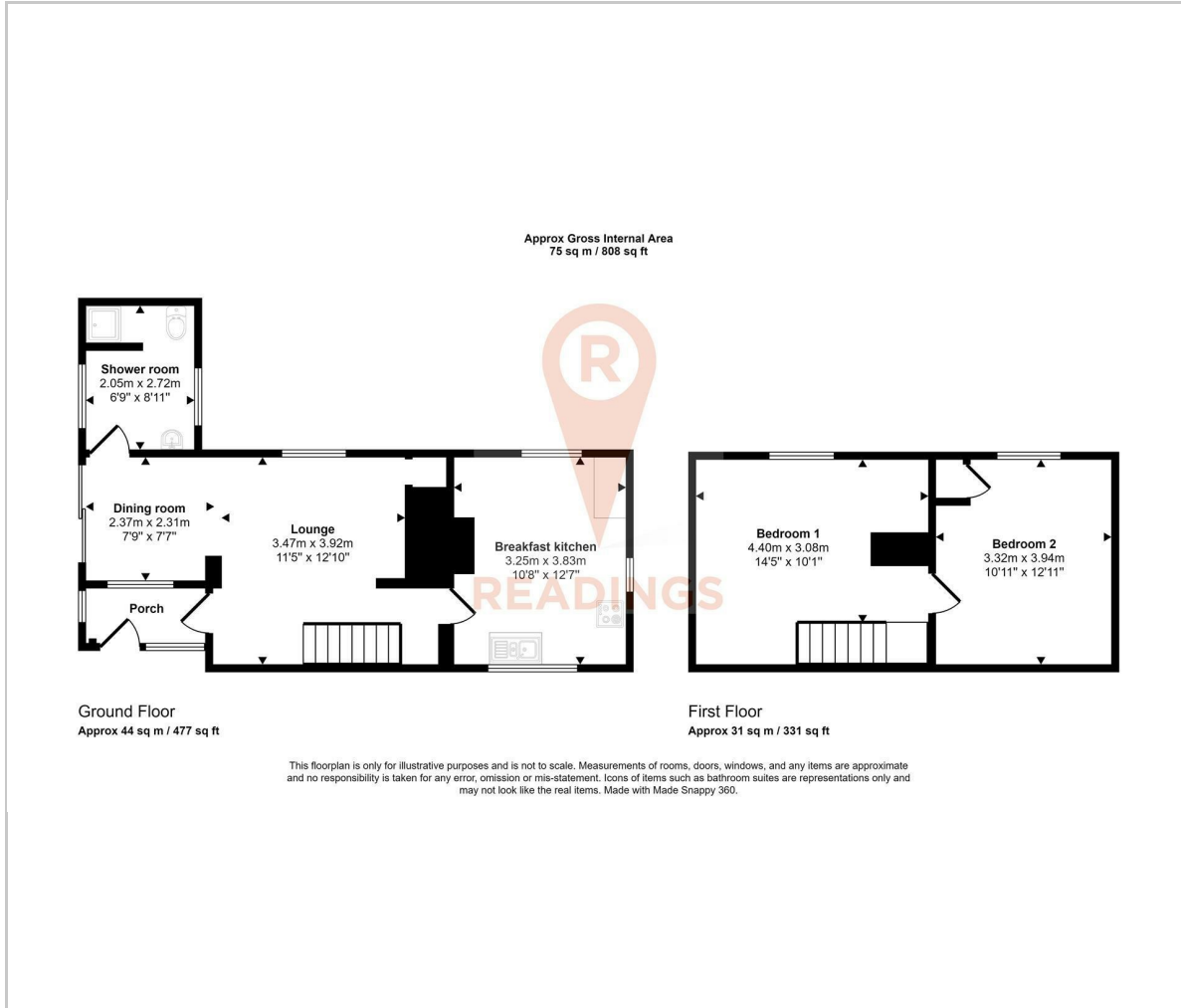
The property is being sold freehold with Vacant Possession upon completion.  
**FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.  
**SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing 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.



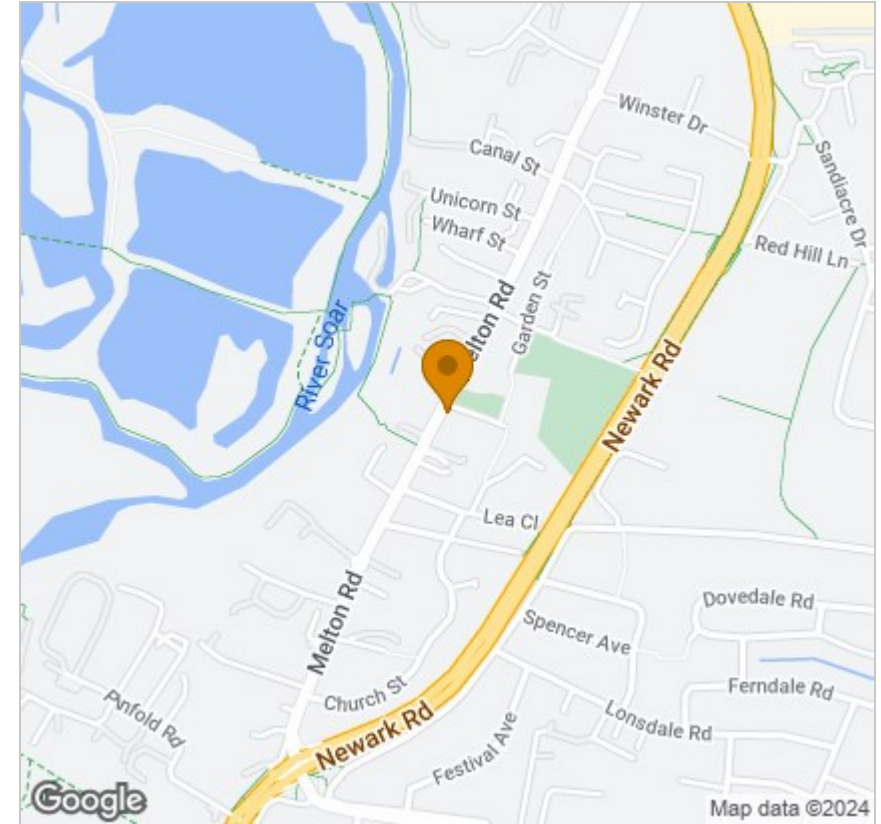
## Floor Plan



## 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

