



READINGS

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South Knighton Road
South Knighton, LE2 3LT

£385,000



South Knighton Road

South Knighton, LE2 3LT

For sale in excellent condition: a three-bedroom semi-detached house on the highly desirable South Knighton Road in South Knighton. The property features an entrance hall, a front lounge that opens to a dining room with views of the garden, and a kitchen with ample cupboard space and a useful pantry. Upstairs, there are two double bedrooms with fitted wardrobes, a single bedroom, and a well-appointed bathroom. Outside, you'll find a garden at the front and a beautiful garden at the rear. The house benefits from double-glazed windows, gas central heating from a modern boiler, and a roof that was replaced about five years ago. Early viewing is recommended to avoid disappointment.

Entrance Hall

Lounge

11'3" x 13'9" (3.45 x 4.21)

Dining Room

10'7" x 11'6" (3.24 x 3.51)

Kitchen

7'5" x 10'9" (2.28 x 3.30)

Landing

Bedroom One

11'0" x 14'0" (3.37 x 4.27)

Bedroom Two

10'11" x 11'9" (3.33 x 3.60)

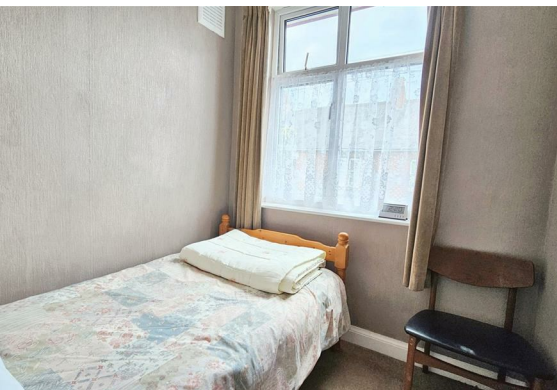
Bedroom Three

6'2" x 6'9" (1.88 x 2.08)

Bathroom

6'2" x 8'0" (1.89 x 2.45)





Property Information

Tenure: Freehold
Local Authority: Leicester city
Council Tax Band: B
Type of Construction: Brick with tiled roof
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: No risk

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.

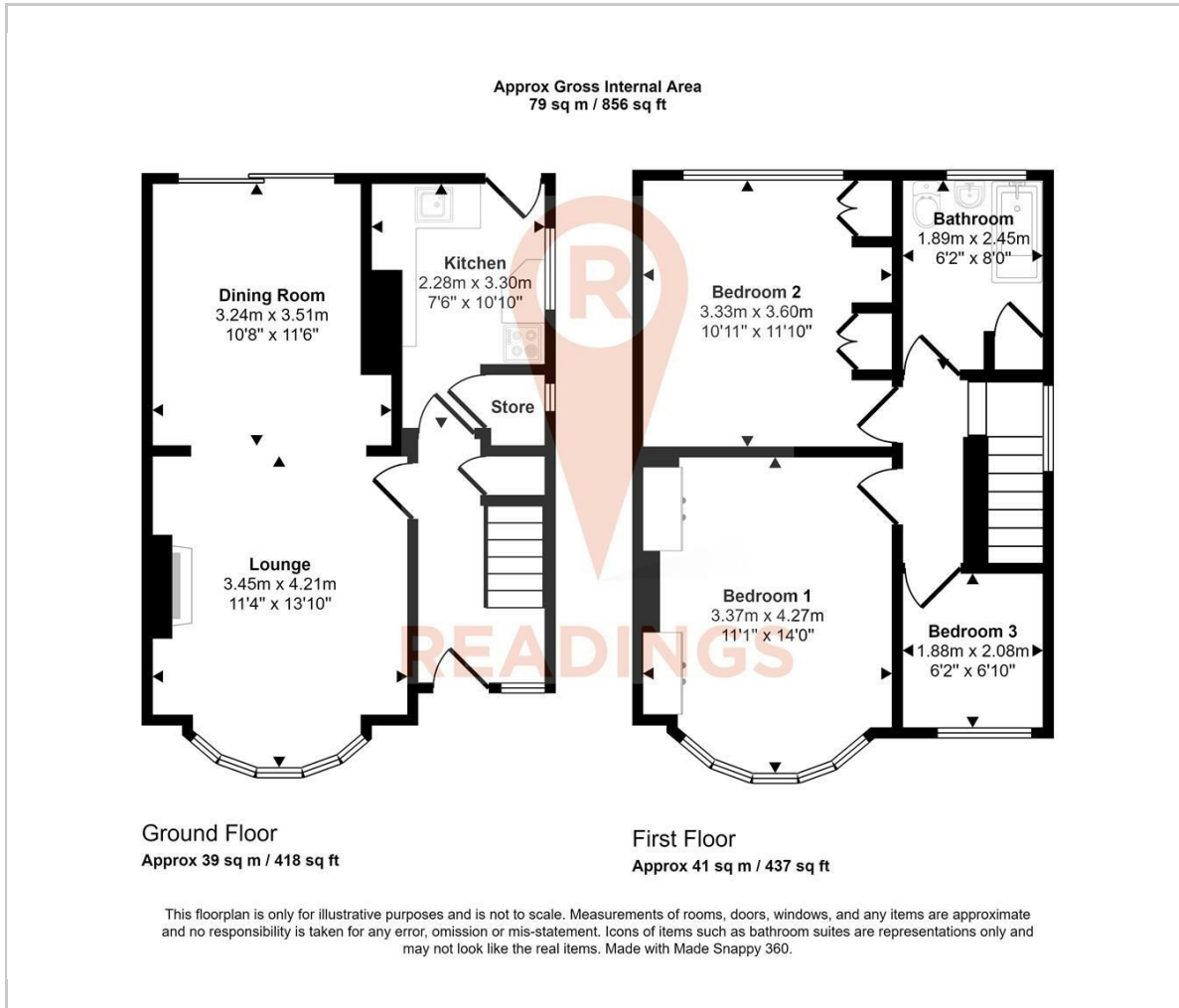
Tenure

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.

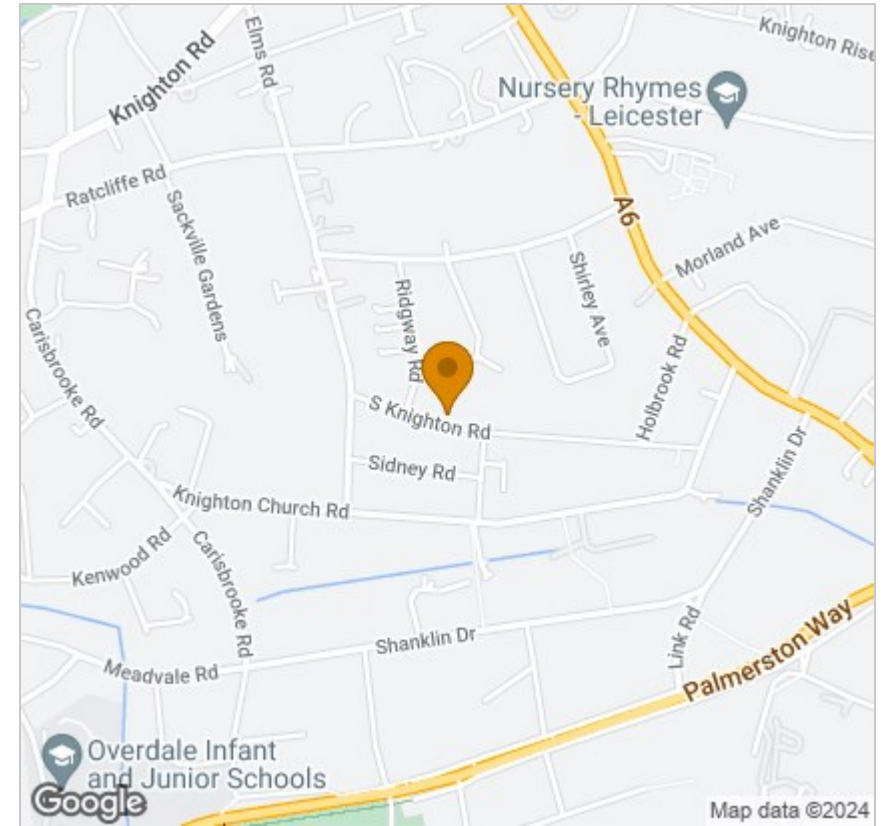
Floor Plan



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

