



READINGS

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Watergate Lane

Leicester, Leicester, LE3 2XQ

No Onward Chain £300,000



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Readings Property Group are pleased to offer for sale this extended detached house on Watergate Lane in Braunstone Town. The house needs renovating, but it has been priced accordingly and it's available to purchase with the benefit of no onward chain

When you walk in, there's a porch and a hallway. The living space includes a lounge and a separate dining room. The back of the house has been extended to create a sitting room, and there's also a convenient downstairs WC. The kitchen is spacious too, thanks to another extension.

Upstairs, you'll find three bedrooms and a bathroom. The property also comes with a driveway, a carport, and a garage. The garden is a good size over different levels and there are a few sheds. This house is perfect for anyone looking for a roomy family home that they can update and make their own.

Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: D

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: No risk



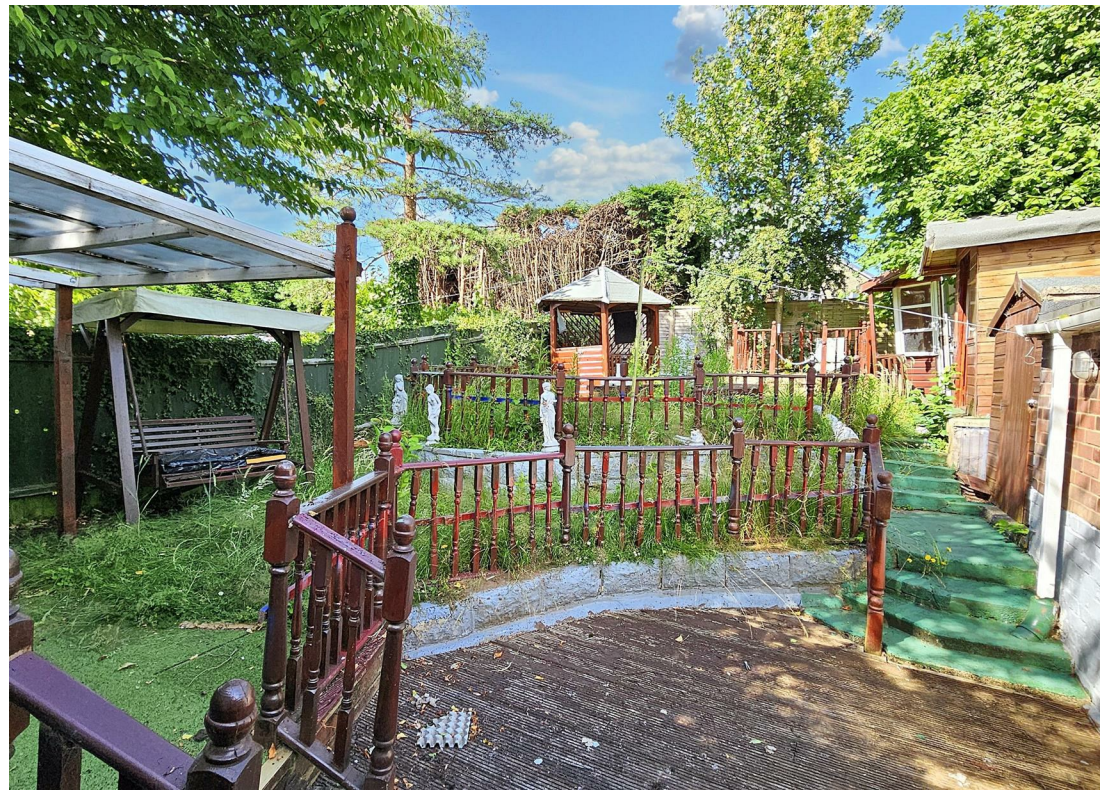


Consumer Protection Legislation

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.

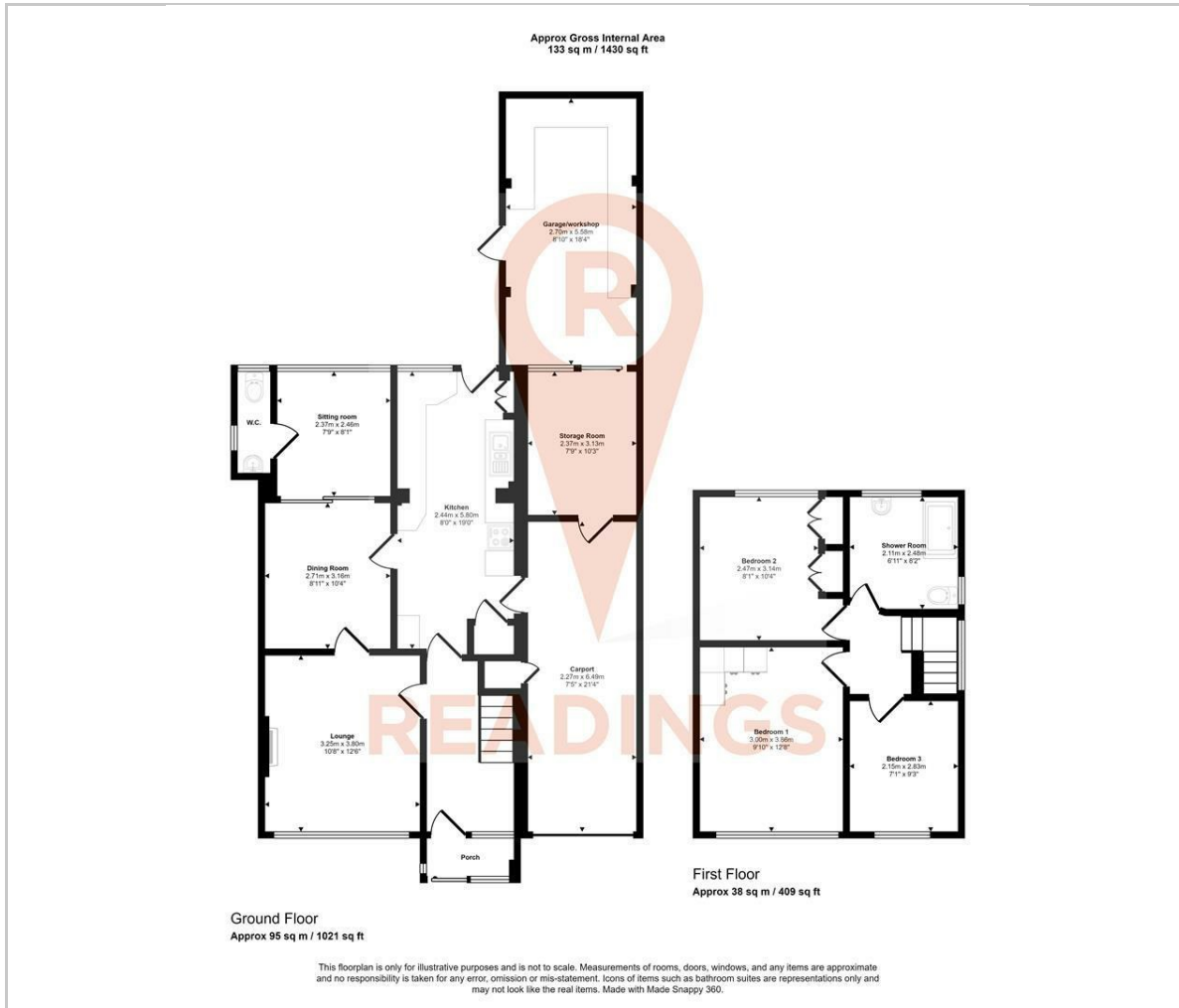


Anti Money Laundering

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.



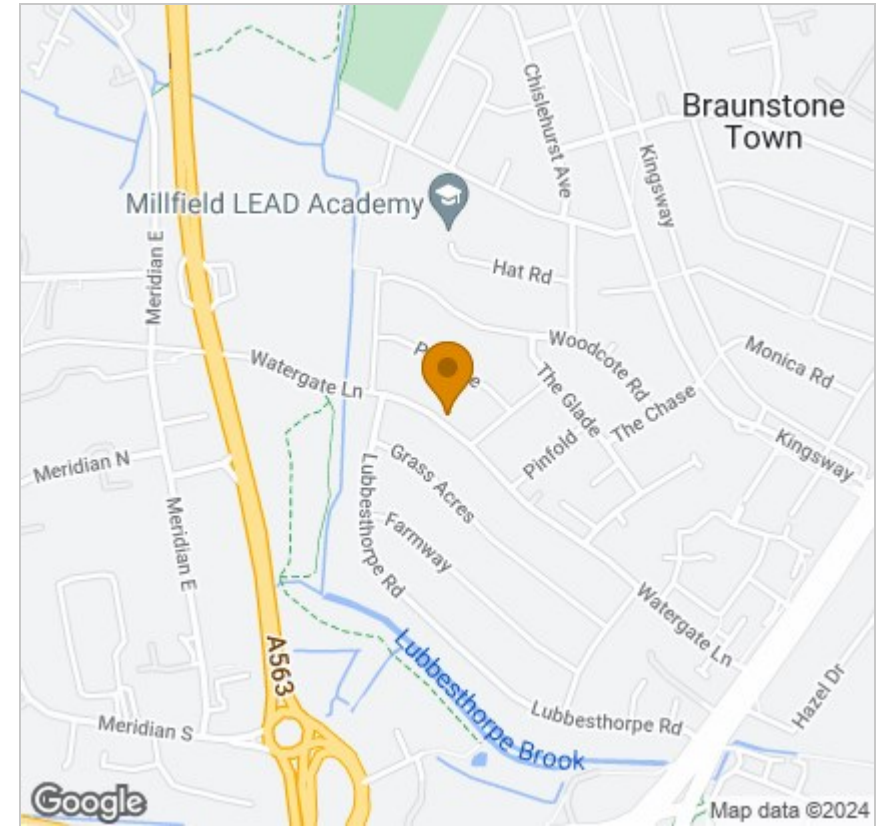
Floor Plan



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

