



READINGS

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Chislehurst Avenue
Leicester, LE3 2UF

Offers Over £280,000



Chislehurst Avenue

, Leicester, LE3 2UF

This well-kept and nicely presented semi-detached house sits on a good-sized plot in the popular Braunstone Town area. It has uPVC double glazed windows and gas central heating from a modern boiler. Inside, you'll find an entrance porch and hall, a front reception room with a bay window, and a separate lounge with a cosy log burner. The lounge opens up to the extended dining kitchen, that includes an integrated dishwasher, fridge freezer and washing machine —perfect for family gatherings.

Upstairs, there are three bedrooms and a bathroom with a four-piece suite. Outside, there's a driveway at the front, a carport to the side, and a spacious rear garden that's easy to maintain. Plus, there's a large detached garage that's been turned into a games room at the front and a storage area at the back. The loft is fully boarded with a pull-down ladder.

Overall, this extended family home is considered ideal for families and definitely worth a look!

Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: C

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.

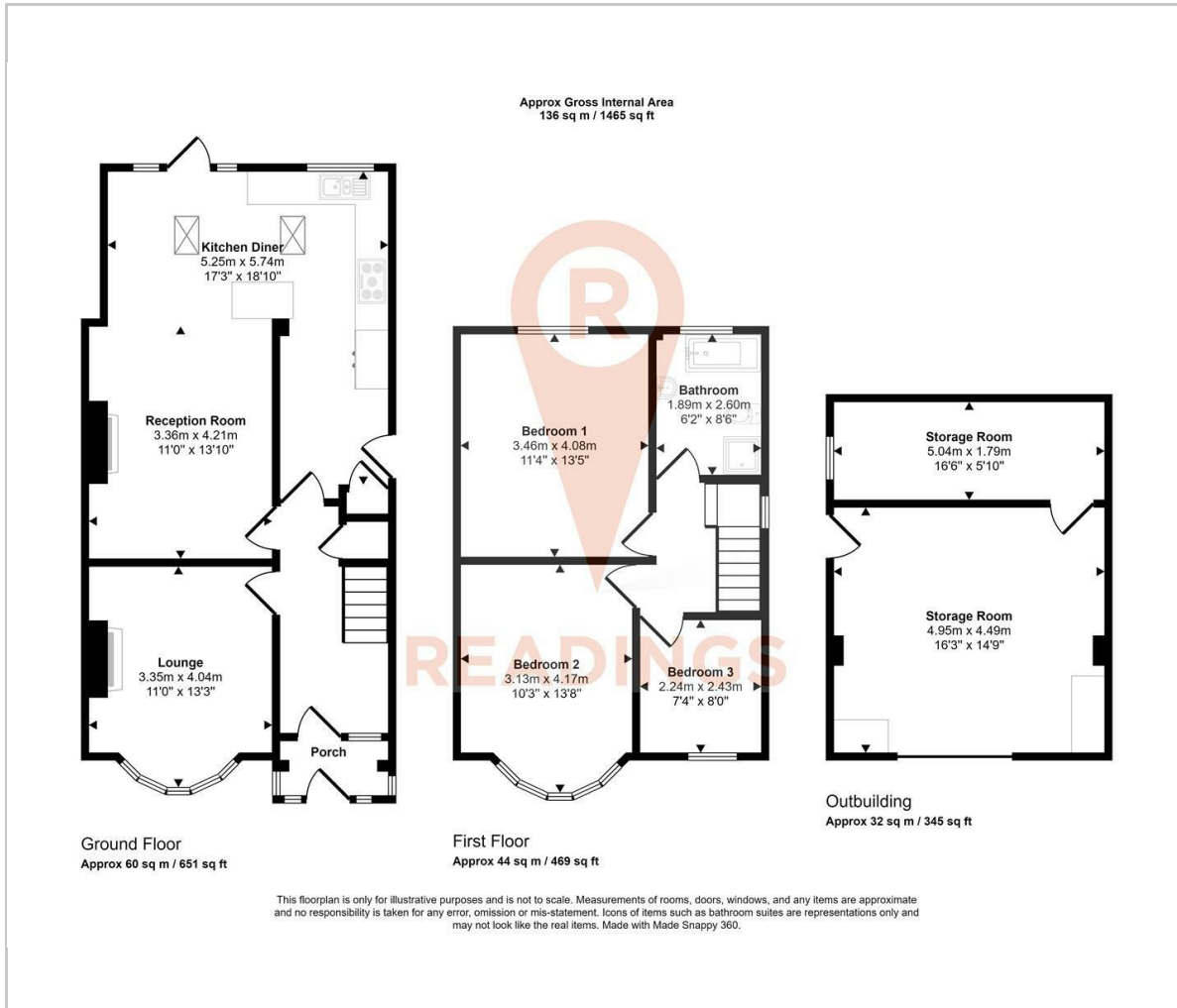
Tenure

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.

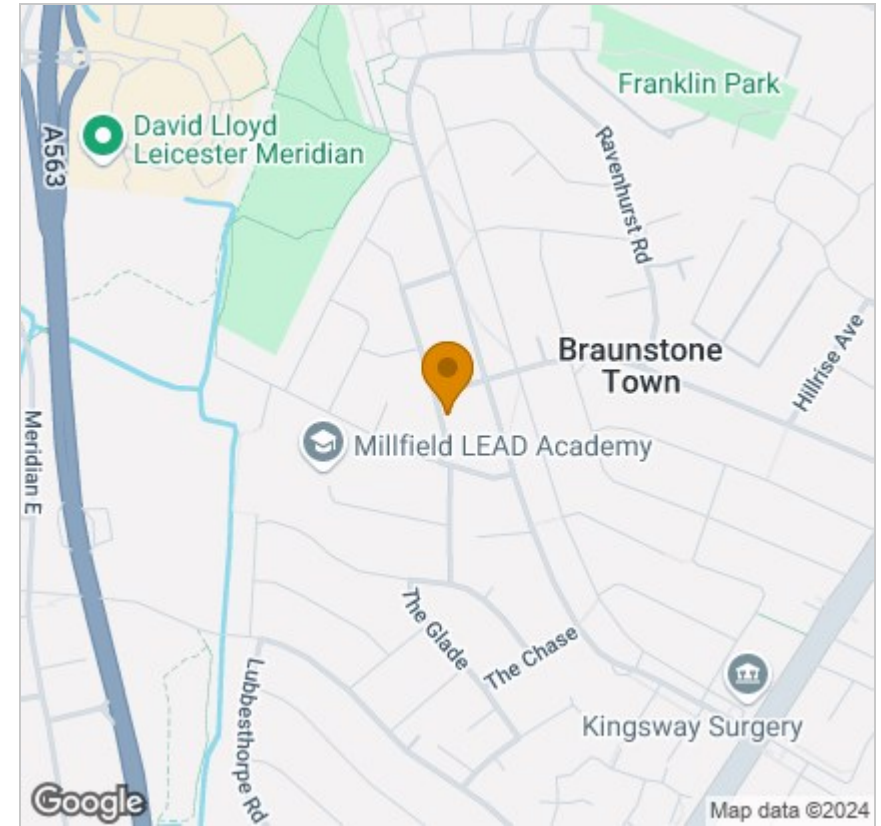
Floor Plan



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

