



# READINGS

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Finch Close  
Leicester, LE3 6SD

**£280,000**



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## Finch Close

, Leicester, LE3 6SD

This detached house sits on a fantastic plot at the end of a popular cul-de-sac and offers flexible living accommodation. When you walk in, you're greeted by a spacious entrance hall with a handy storage cupboard and a ground floor WC. The 'L' shaped lounge/dining room has a lovely view of the rear garden, while the kitchen is at the front of the house. There's also a ground floor bedroom with built-in wardrobes. Upstairs, you'll find two double bedrooms, both with excellent storage, and a family bathroom. Outside, there's a driveway for off-road parking leading to a detached single garage. The rear garden is a nice size and well-established. The house is available for sale with no onward chain.

### Property Information

Tenure: Freehold

Local Authority: Leicester city

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.

## Anti Money Laundering

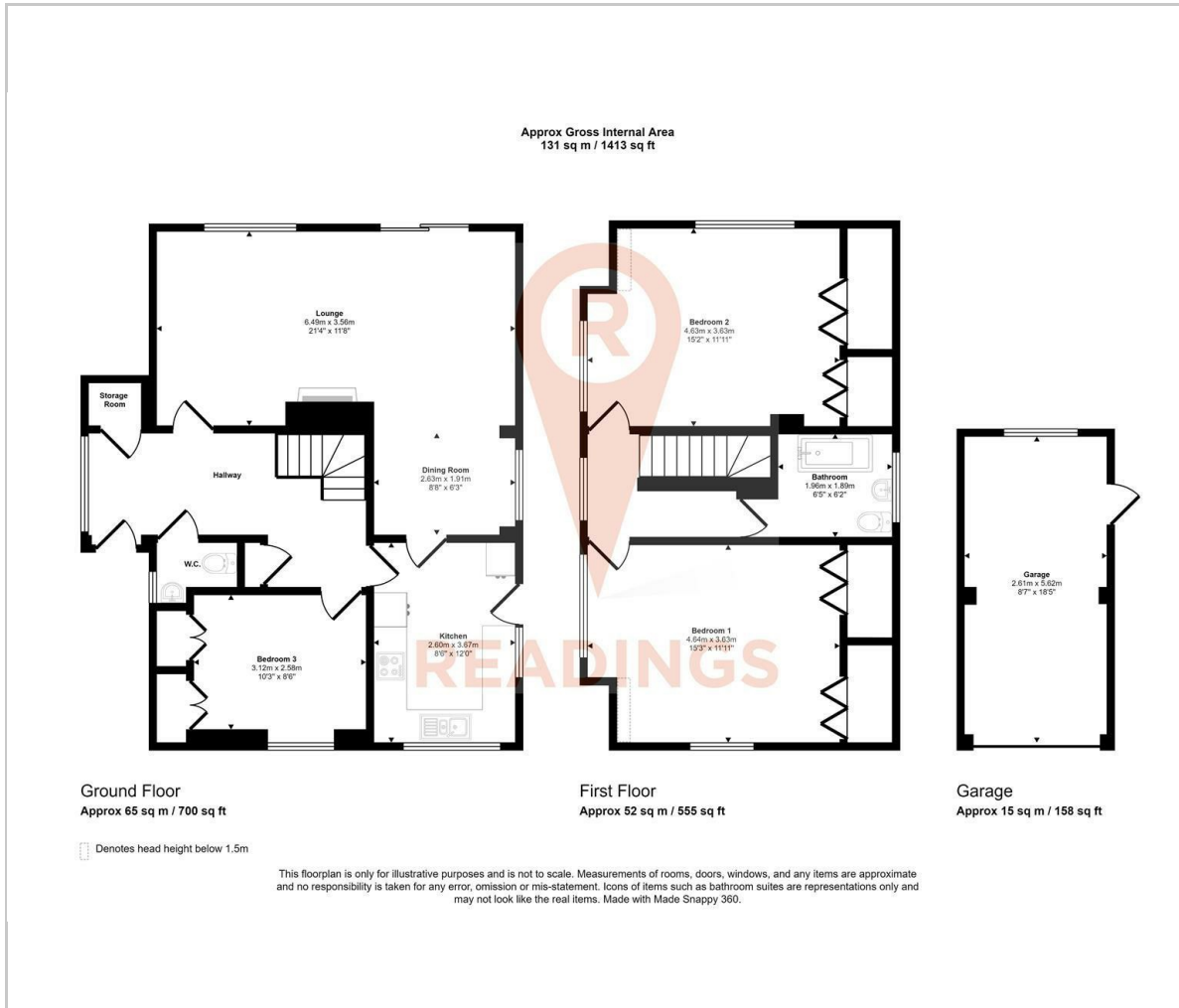
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

## 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.



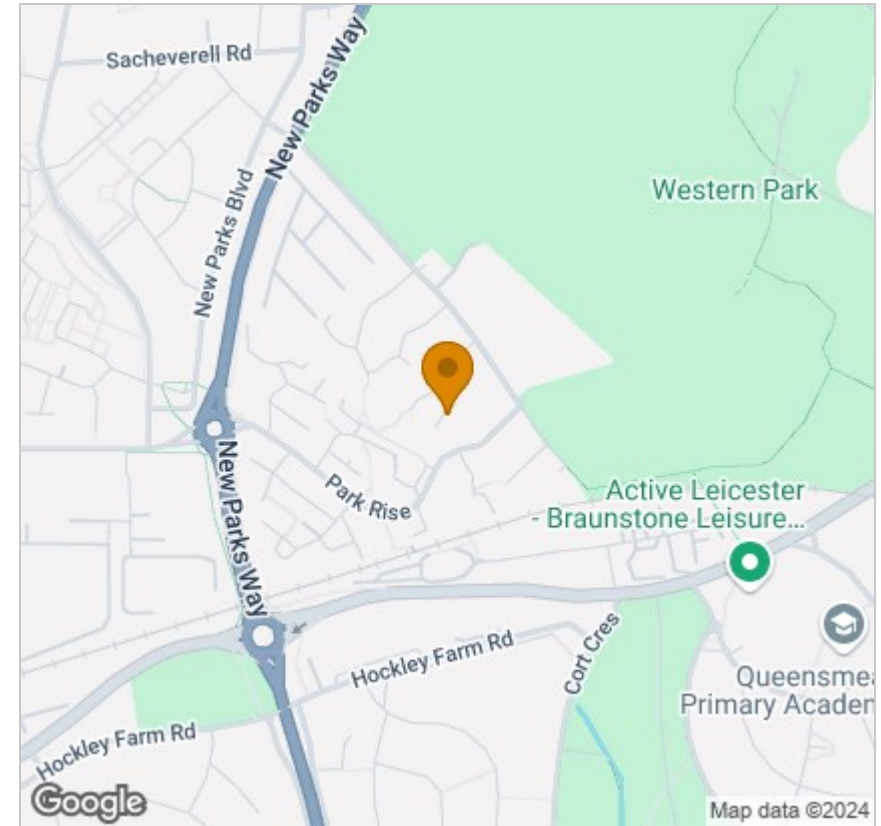
## Floor Plan



## 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

