



# READINGS

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Nook Street  
Leicester, LE3 9FW

**£155,000**





## Nook Street

, Leicester, LE3 9FW

This three-bedroom mid-terrace home, available with no onward chain, is considered ideal for first-time buyers. It needs a bit of TLC, but it has a lot to offer. The layout includes a lounge, a separate dining room, kitchen, rear lobby and a ground floor wet room. Upstairs, you'll find two double bedrooms and one single bedroom. There's a small yard at the side/rear with a shared entry to the rear. The house features double glazed windows and gas central heating from a combi boiler. Don't miss out—schedule a viewing soon!

### Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: A

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.

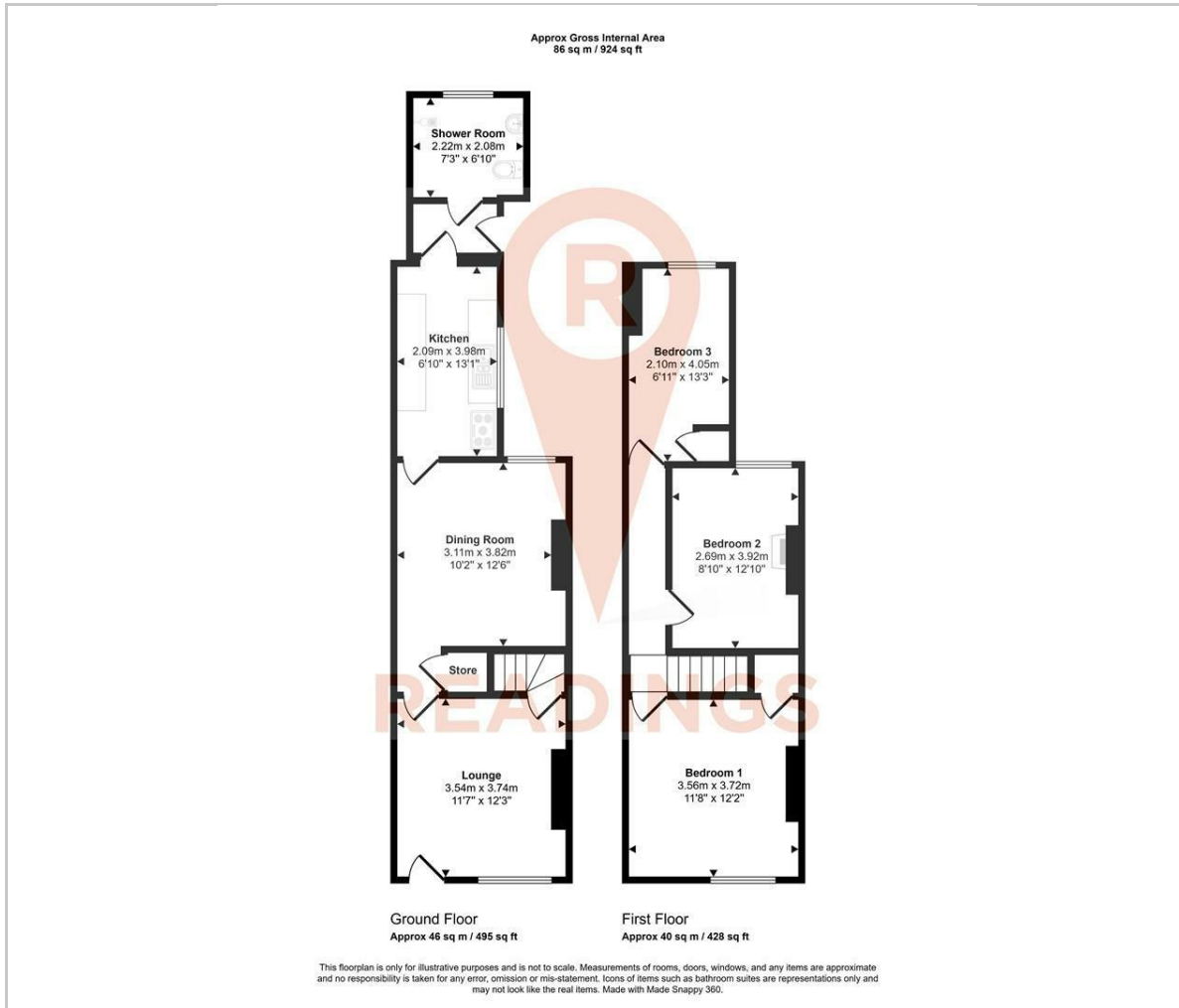
## Anti Money Laundering

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

