



# READINGS

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Newtown Street  
Leicester, LE1 6WL

**£325,000**

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## Newtown Street

, Leicester, LE1 6WL

This charming property, offered for sale with no onward chain, is much more spacious than it appears at first glance and truly needs to be seen to be appreciated. Located within a conservation area, it also retains many of its original features.

On the ground floor there's an entrance hall, a lounge with Juliette balcony that overlooks the rear garden, and a room that can serve as either a bedroom or a second reception room.

The lower ground floor features a dining kitchen, rear lobby, bathroom and cellar storage. From this level you can access the nicely sized rear garden.

Up on the first floor you'll find two bedrooms and a WC. The second floor has a loft room/bedroom.

Resident parking is available on the street with a parking permit.

While the property could use some general updating, it has loads of potential to become a wonderful home. Don't miss the chance to view it!

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Resident on street permit parking.

The property is within a Conservation area.

Council Tax Band: B

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





### 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.

### Consumer Protection Legislation

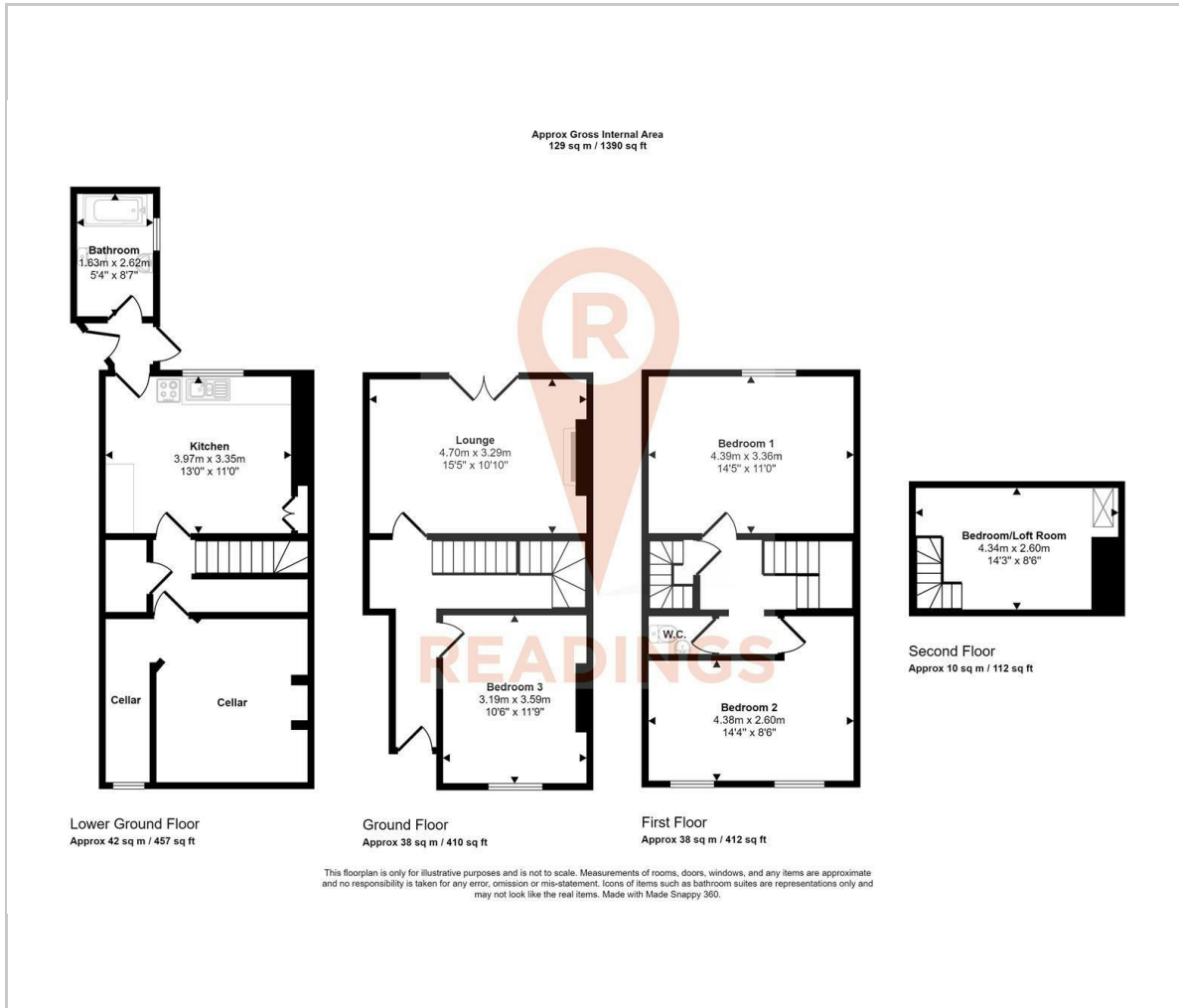
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.



## 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

