



READINGS

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Victoria Park Road
Leicester, Leicester, LE2 1XB

£775,000



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A 1920s Arts and Crafts-inspired detached family home within the Stoneygate Conservation Area, directly overlooking Victoria Park.

In need of renovation, this spacious property includes a porch and impressive hallway, three reception rooms, living-dining kitchen, utility room, downstairs WC, family bathroom, and an en suite. A small kitchenette off one of the bedrooms offers potential for conversion into an additional en suite.

Set on an impressive 0.25-acre plot, this home features a driveway, integral garage and stunning views across Victoria Park.

While the property requires some updates, it has been attractively priced to reflect its potential.

Living here, you'll enjoy excellent access to Leicester Royal Infirmary, Leicester University, the train station, and the vibrant Queens Road shopping parade.

This characterful home is offered for sale with no onward chain.

Property Information

Tenure: Freehold

Local Authority: Leicester City

Listed Property: No

Conservation Area: Yes. It is within Stoneygate Conservation Area.

Council Tax Band: E

Type of Construction: Standard

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

The property is being 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.





Consumer Protection Legislation

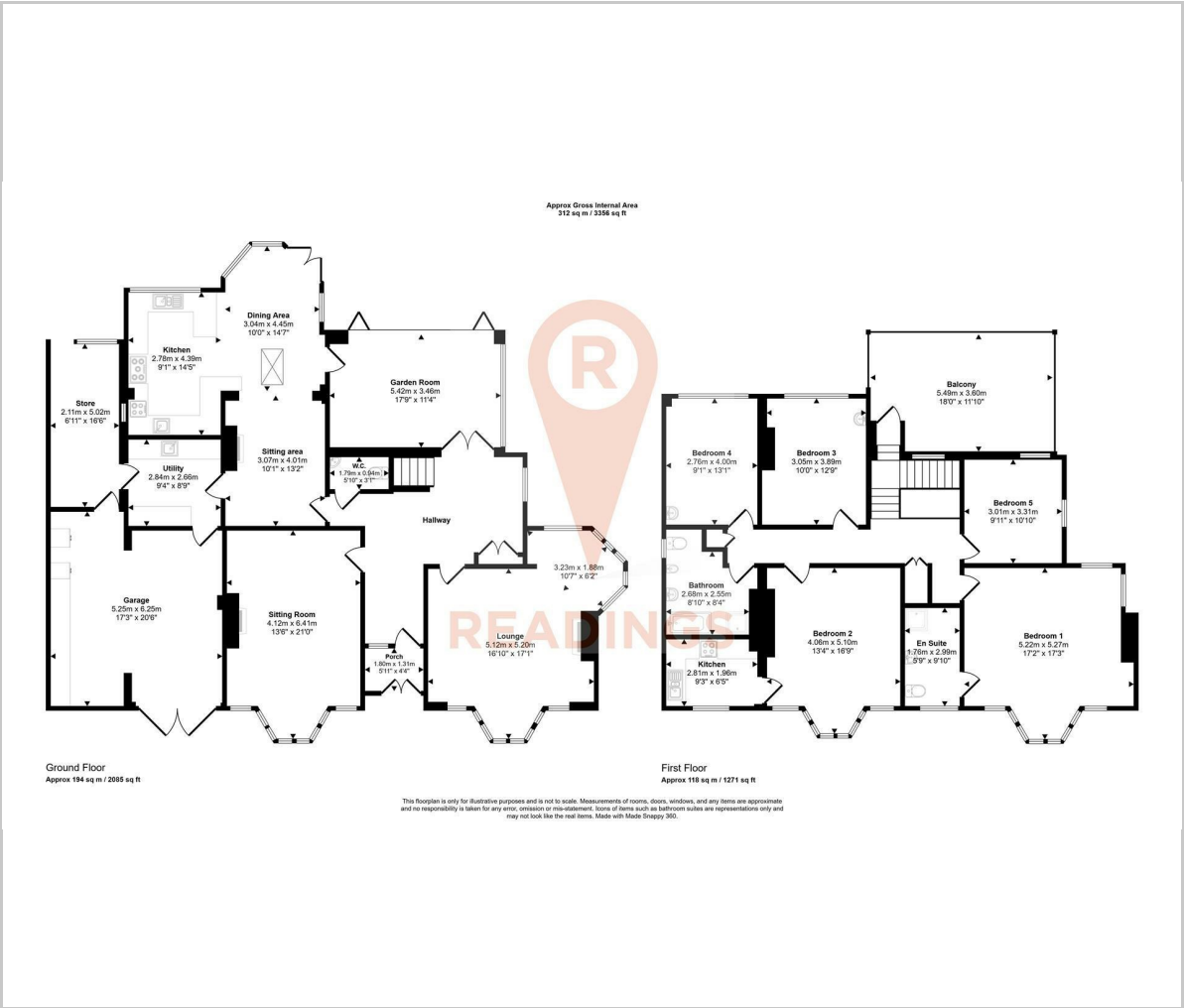
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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



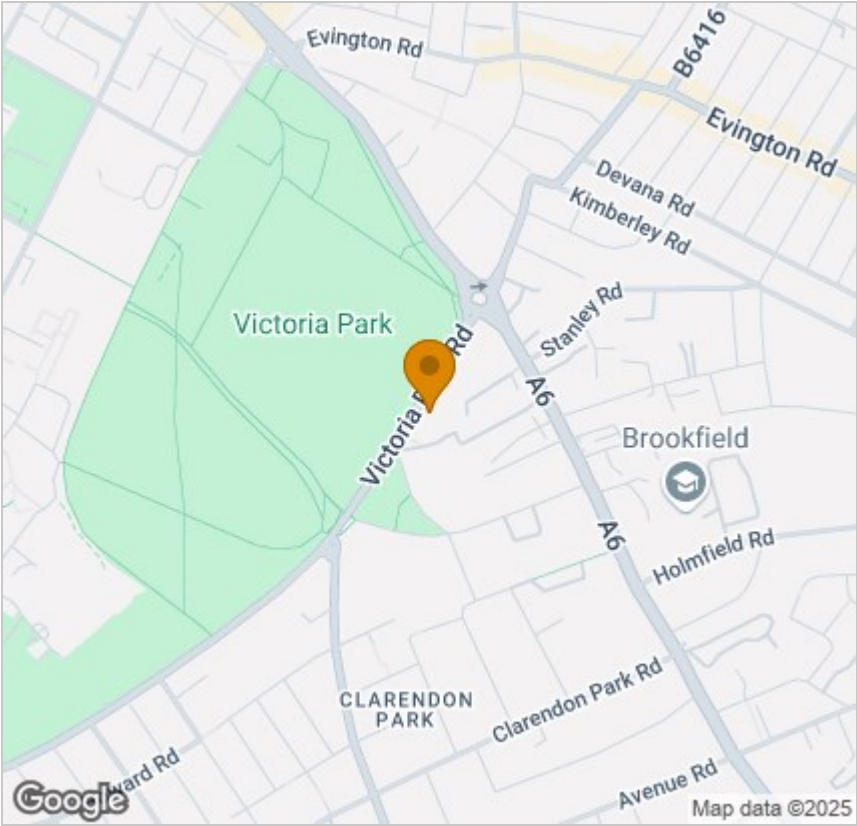
Floor Plan



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

