



Wansbeck Gardens
Leicester, LE5 1JN

£220,000

312

Wansbeck Gardens

, Leicester, LE5 1JN

This three-bedroom end townhouse is up for sale with no onward chain, it's a great option for anyone looking for a well-sized home at an affordable price. It's perfect for someone ready to put their own stamp on it, as some updating is needed to add value and make it truly yours.

Sitting in an elevated position, the property has a driveway at the front with steps leading up to the entrance. Inside, there's a porch and hallway, dining room at the front, lounge at the rear, kitchen, rear lobby plus a downstairs toilet and store. Upstairs, you'll find three bedrooms and a shower room. The house has double-glazed windows and electric heating, but it may need rewiring, and you'll probably want to install gas central heating to replace the current arrangement.

There's side access leading to the rear garden, which could do with a bit of a tidy-up. Whether you're a first-time buyer or looking for your next step on the property ladder, this home is in a popular location and has plenty of potential. Don't miss out—book a viewing today!





Property Information

Tenure: Freehold

Local Authority: Leicester

Council Tax Band: B

Type of Construction: Standard

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

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.

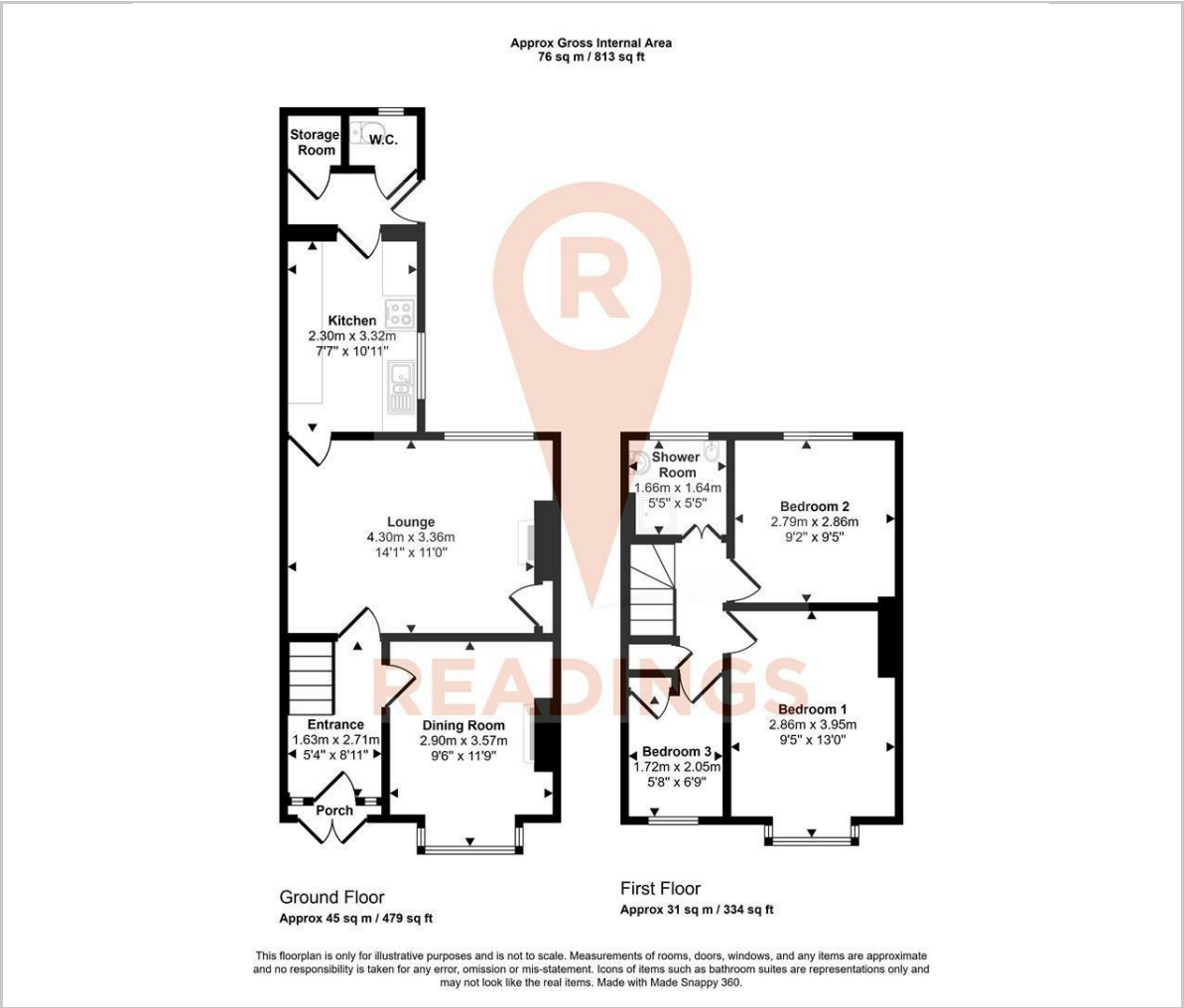
Consumer Protection Legislation

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.

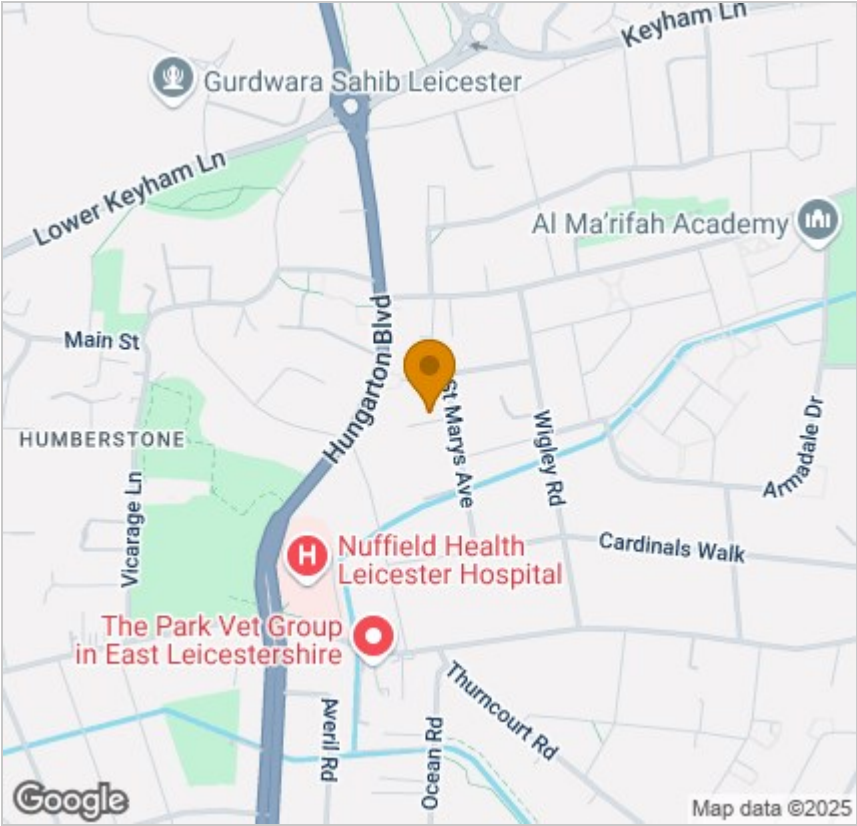
Floor Plan



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

