



READINGS

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Hollybank Close

Hamilton, Leicester, LE5 1UN

Or Nearest Offer £475,000



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Tucked away in a lovely spot on a little close with just a handful of homes, this spacious detached family house has plenty to offer. There's a driveway and front garden, plus a garage with a recently fitted electric roller door.

Inside, you're welcomed by a generous entrance hall, handy downstairs toilet, well-sized lounge and a dining kitchen that looks out over the garden. There's also a versatile ground floor room currently used as a bedroom.

Upstairs, you'll find four bedrooms, including a master with its own en suite shower room, along with a separate family bathroom. The rear garden is nicely laid out with a patio and a lawn.

We'd recommend booking a viewing early—you won't want to miss out on this one!

Property Information

Tenure: Freehold

Local Authority: Leicester City

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: Very low

Annual Estate Management Charge If

Applicable: n/a

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.



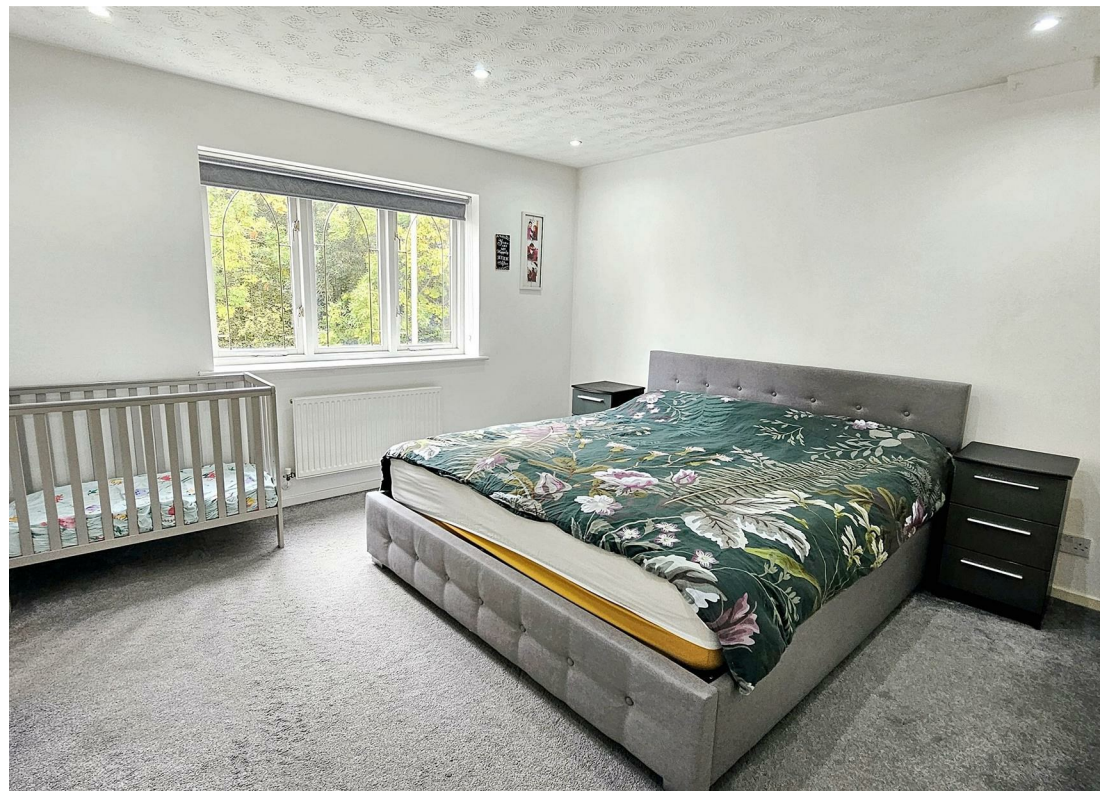


Consumer Protection Legislation

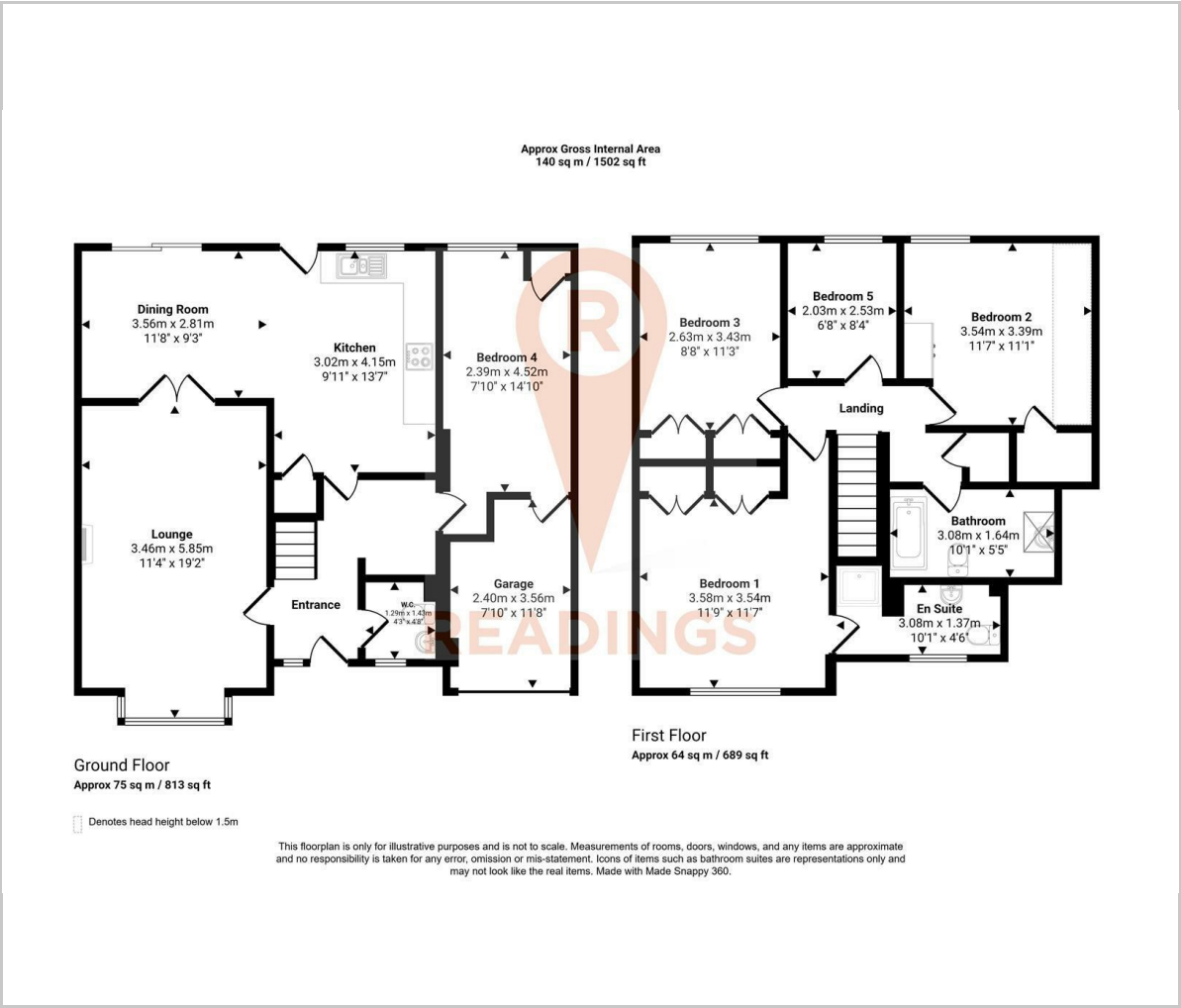
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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



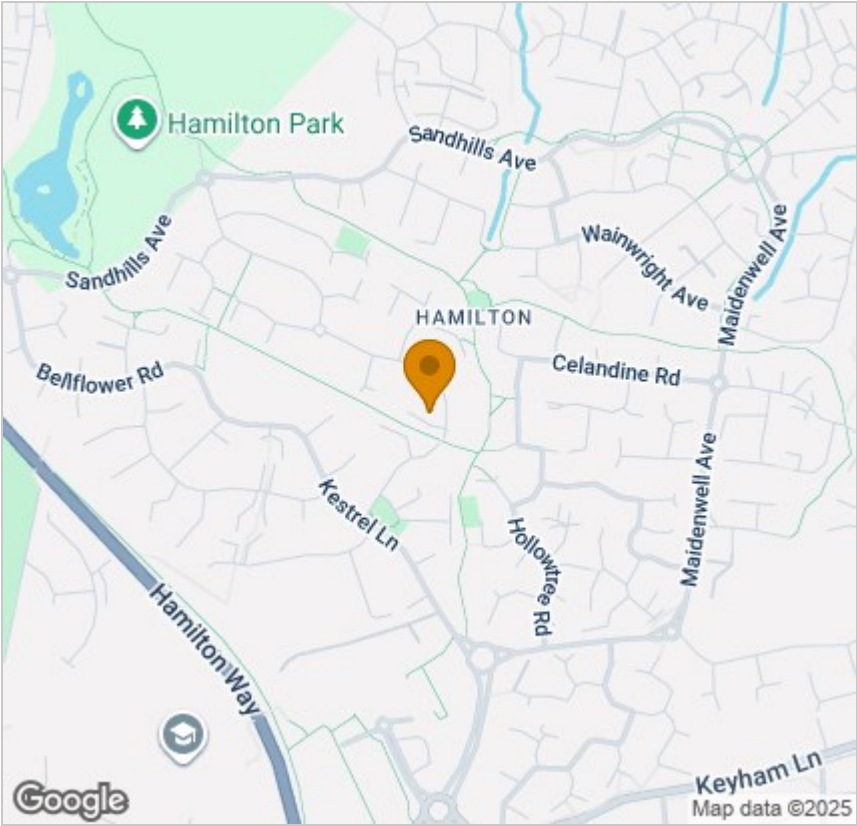
Floor Plan



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

