



# READINGS

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Woodbine Avenue  
Leicester, LE2 1AJ

**£160,000**



## Woodbine Avenue

, Leicester, LE2 1AJ

This Victorian terraced home, offered with no onward chain, sits on a pedestrian-only avenue in the South Highfields conservation area with resident permit parking available nearby.

The house does need renovating, but it's been priced competitively to reflect the work required — making it a great opportunity for someone ready to put their own stamp on a property.

At the front there's a tidy garden leading into a bay-fronted lounge, separate dining room, kitchen, rear lobby and ground-floor bathroom. Upstairs, you'll find two double bedrooms, with a third room accessed through the back bedroom.

To the rear there's a small courtyard. In need of updating but located in a sought-after area, this home is likely to catch the eye of many buyers.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: A

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.





### Anti Money Laundering

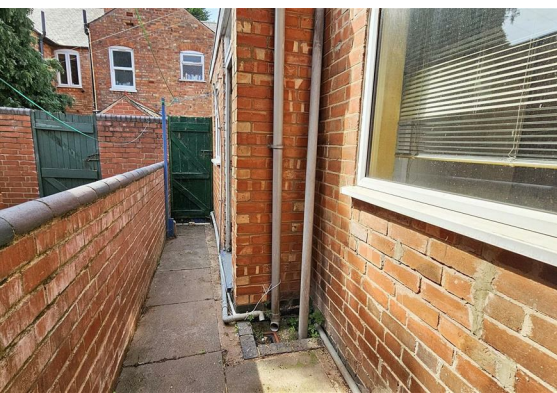
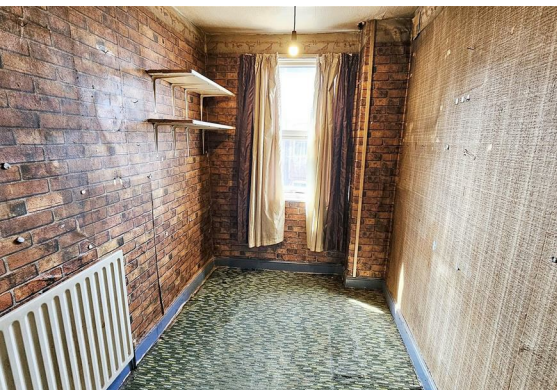
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

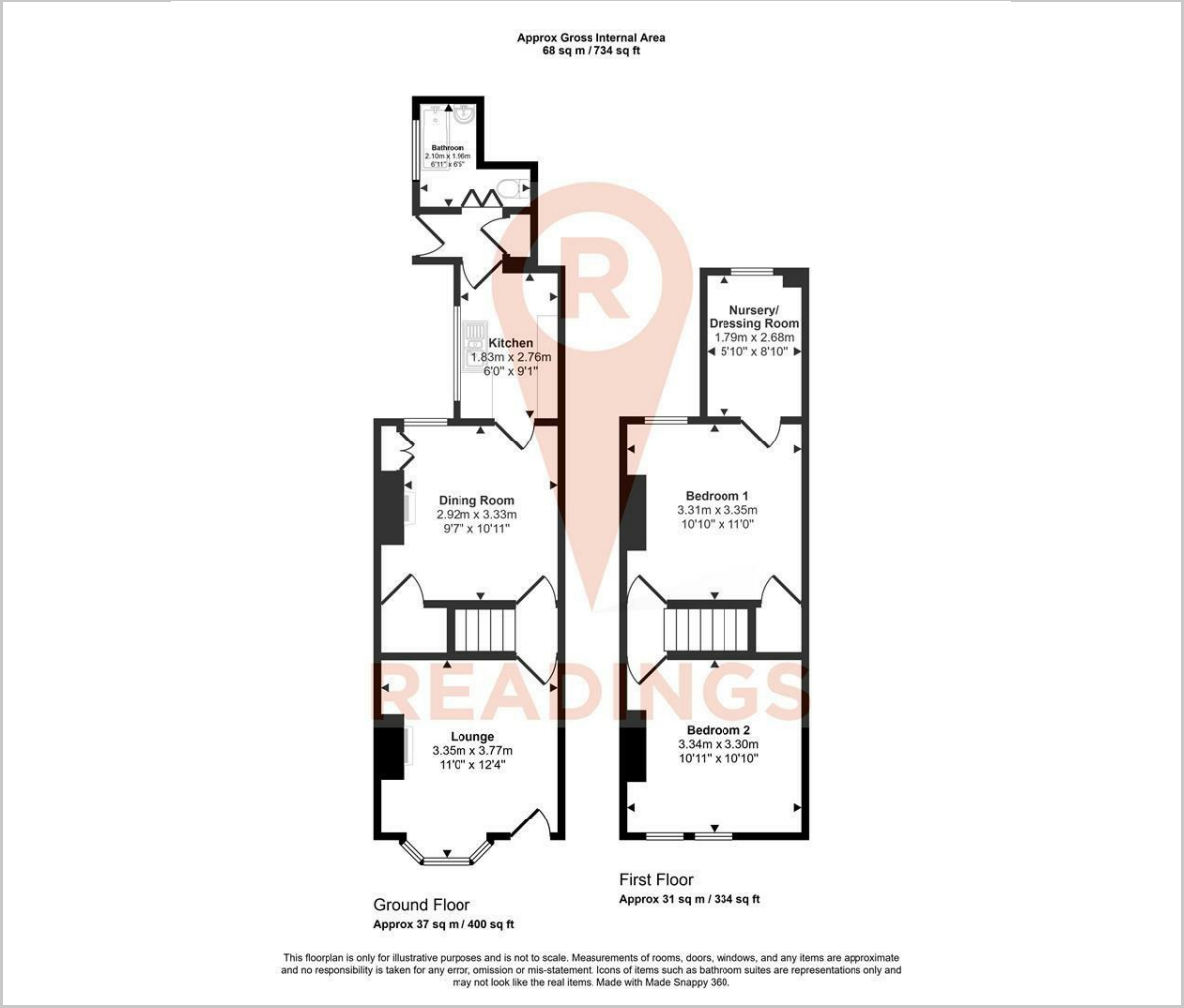
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

### 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.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

