



READINGS

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Bramall Road

Leicester, Leicester, LE5 0PE

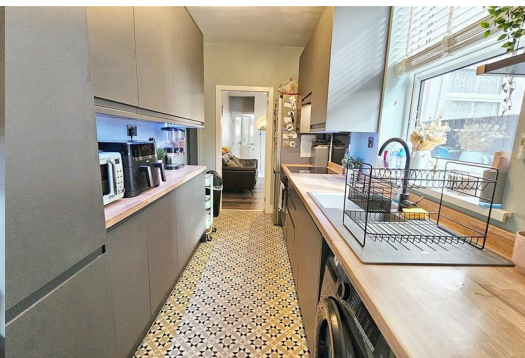
£270,000



This stunning three-bedroom mid-terrace is ready to move straight into – the perfect "turn-key" home where all you need to do is unpack and enjoy. Step inside through the smart composite front door and you'll find a welcoming dining room at the front of the house. There's a handy under-stairs storage cupboard in the mid-lobby, and a cosy lounge that's beautifully presented. The kitchen has been refitted with a stylish range of units and sleek worktops – it's sure to impress! From here a rear lobby leads through to the bathroom, finishing off the ground floor.

Upstairs, you'll discover three tastefully decorated bedrooms, each with a fresh, modern feel. Outside, the rear garden is another highlight – a good size, complete with a patio and access to the shared entry.

Homes like this don't stay on the market for long, so don't wait around – book your viewing today!



Property Information

Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: A
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: 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.

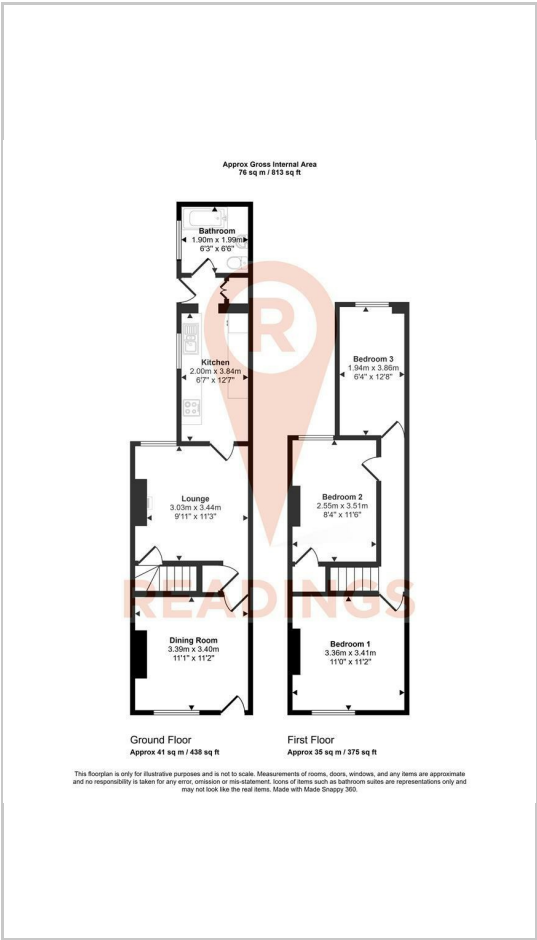
Consumer Protection Legislation

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.

Area Map



Floor Plans



Energy Efficiency Graph

