



READINGS

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Henton Road
Leicester, Leicester, LE3 6AX

Fixed Asking Price £199,950



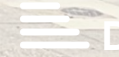
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Henton Road

Leicester, Leicester, LE3 6AX

This stunning terraced home has been fully renovated and finished with a sleek, modern style — perfect for first-time buyers or savvy buy-to-let investors.

Step inside and you'll find a fabulous open-plan lounge and dining area, complete with a striking staircase. To the rear there's an ultra-modern kitchen. Upstairs there are two bedrooms and a stylish bathroom with a four-piece suite. The loft has also been converted, creating an additional bedroom with a tucked away toilet (restricted height height) and a wash basin.

Outside, the rear garden has been landscaped, and there's even a handy brick-built store. With everything updated throughout, this property is ready to move straight into and enjoy from day one.

Homes like this don't stay on the market for long — book a viewing soon to avoid missing out!

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 electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

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

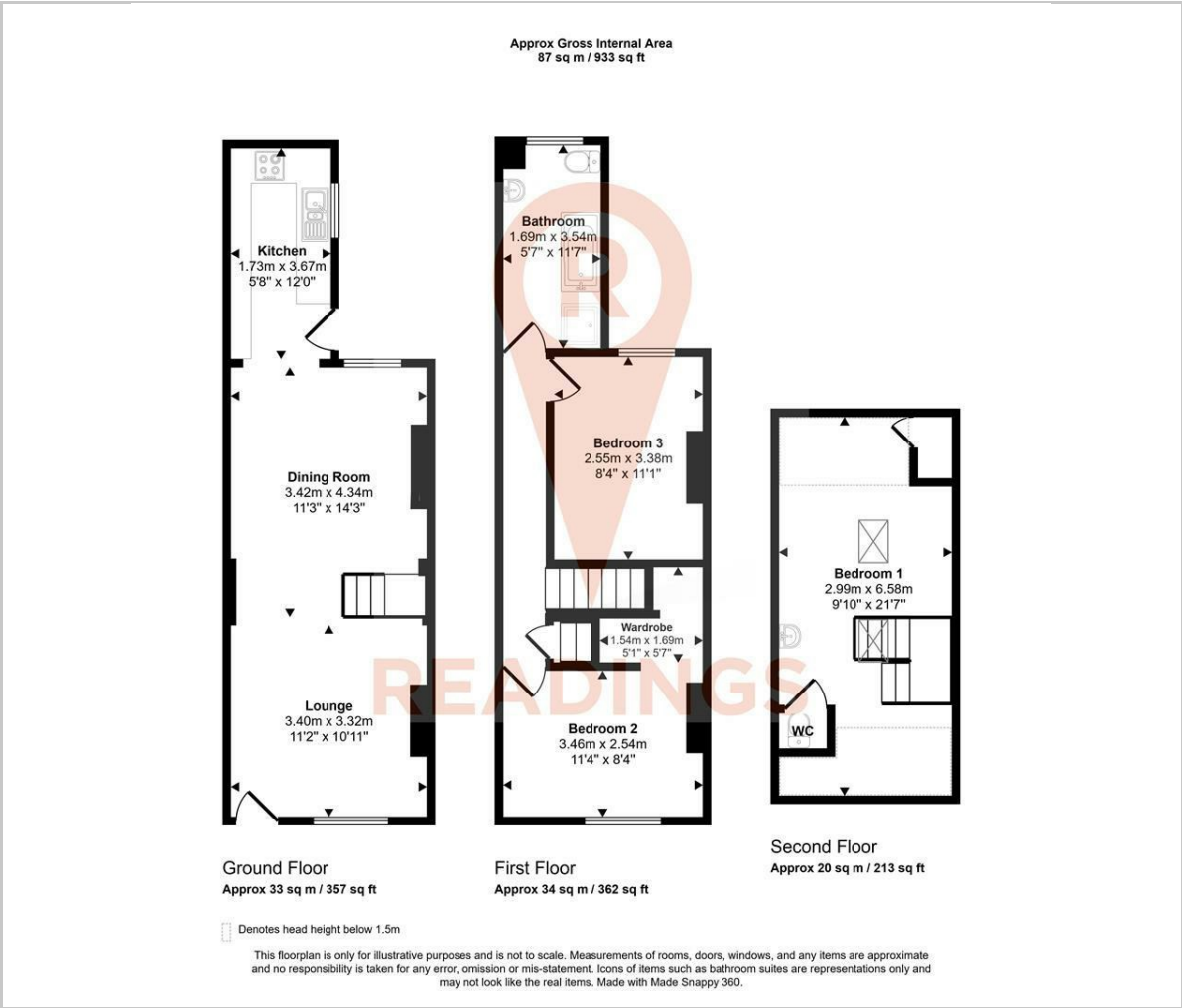
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating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



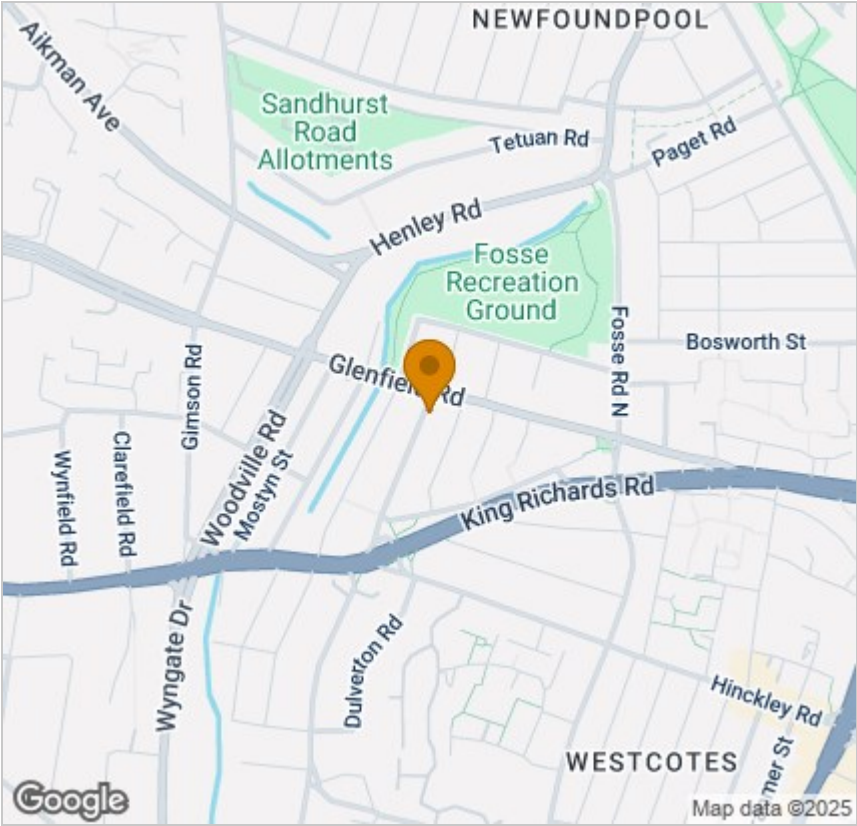
Floor Plan



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

