



# 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

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.

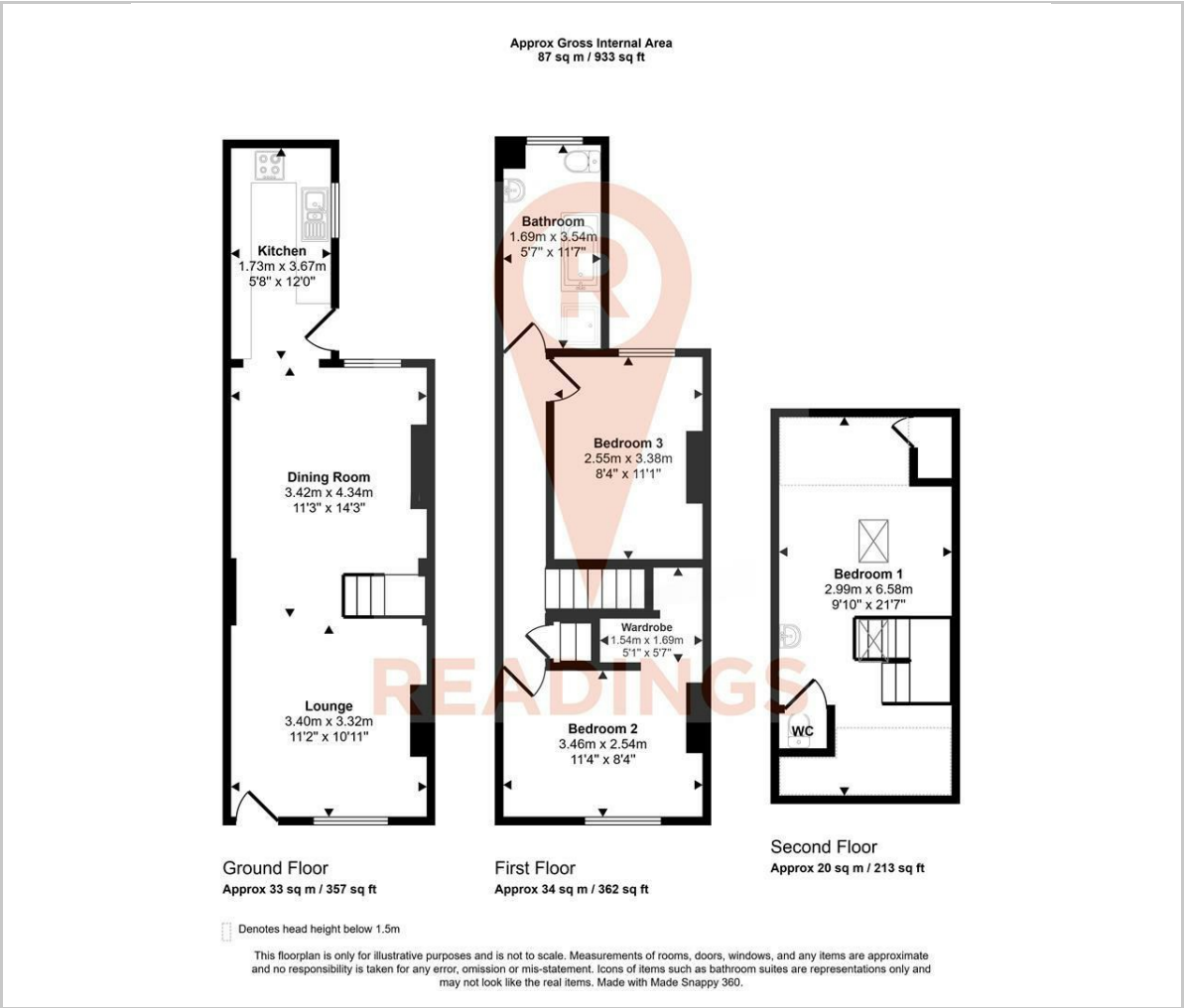
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.





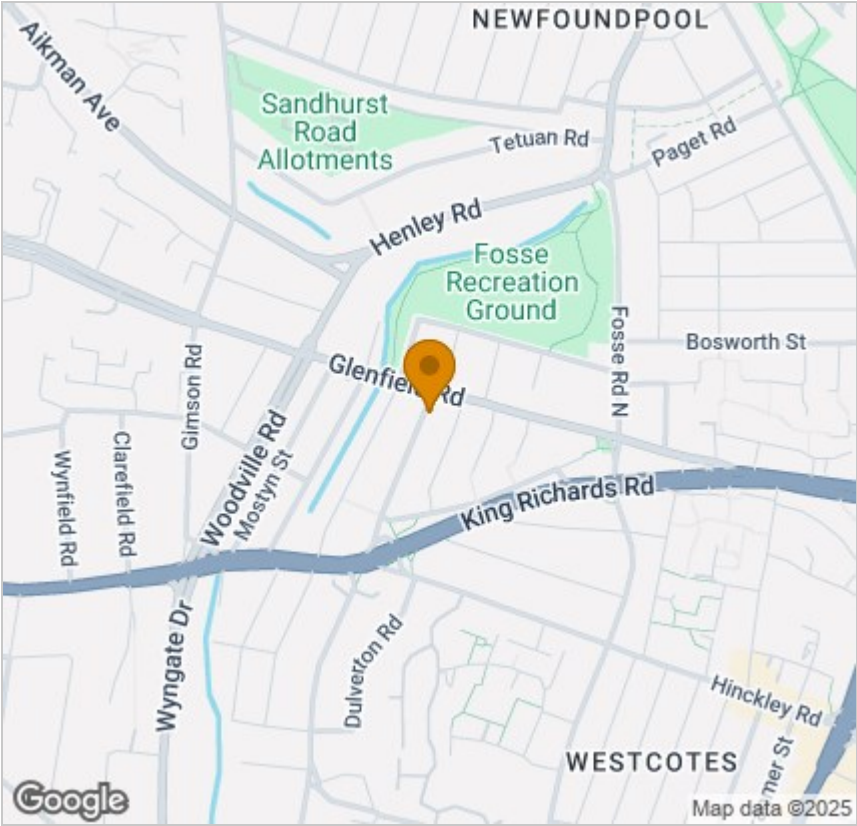
Floor Plan



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

