



READINGS

www.readingspropertygroup.com



Bilberry Close

Leicester, Leicester, LE3 2JA

£250,000



Bilberry Close

Leicester, Leicester, LE3 2JA

This traditional semi-detached home is up for sale with no onward chain, making it a great option for families who are ready to move quickly. It offers plenty of space inside and out, including a fantastic size rear garden.

The house is in a popular spot, close to Fosse Park and the Meridian Business and Leisure Park, with easy access to the city centre as well as the M1 and M69 motorways.

Step inside and you'll find a porch and hallway, a spacious open-plan lounge and dining area, complete with a bay window at the front and patio doors that open out to the garden. The kitchen has plenty of storage, including a handy pantry, and it's also home to the modern combi boiler.

Upstairs, there are two double bedrooms, a single bedroom and a family bathroom. Outside, there's a front garden, driveway running along the side, and that generously sized rear garden we mentioned earlier.

All in all, this is a fantastic family home in a sought after location, offered at a competitive price. Homes like this don't stay on the market for long—so don't miss your chance!

Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: B

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.

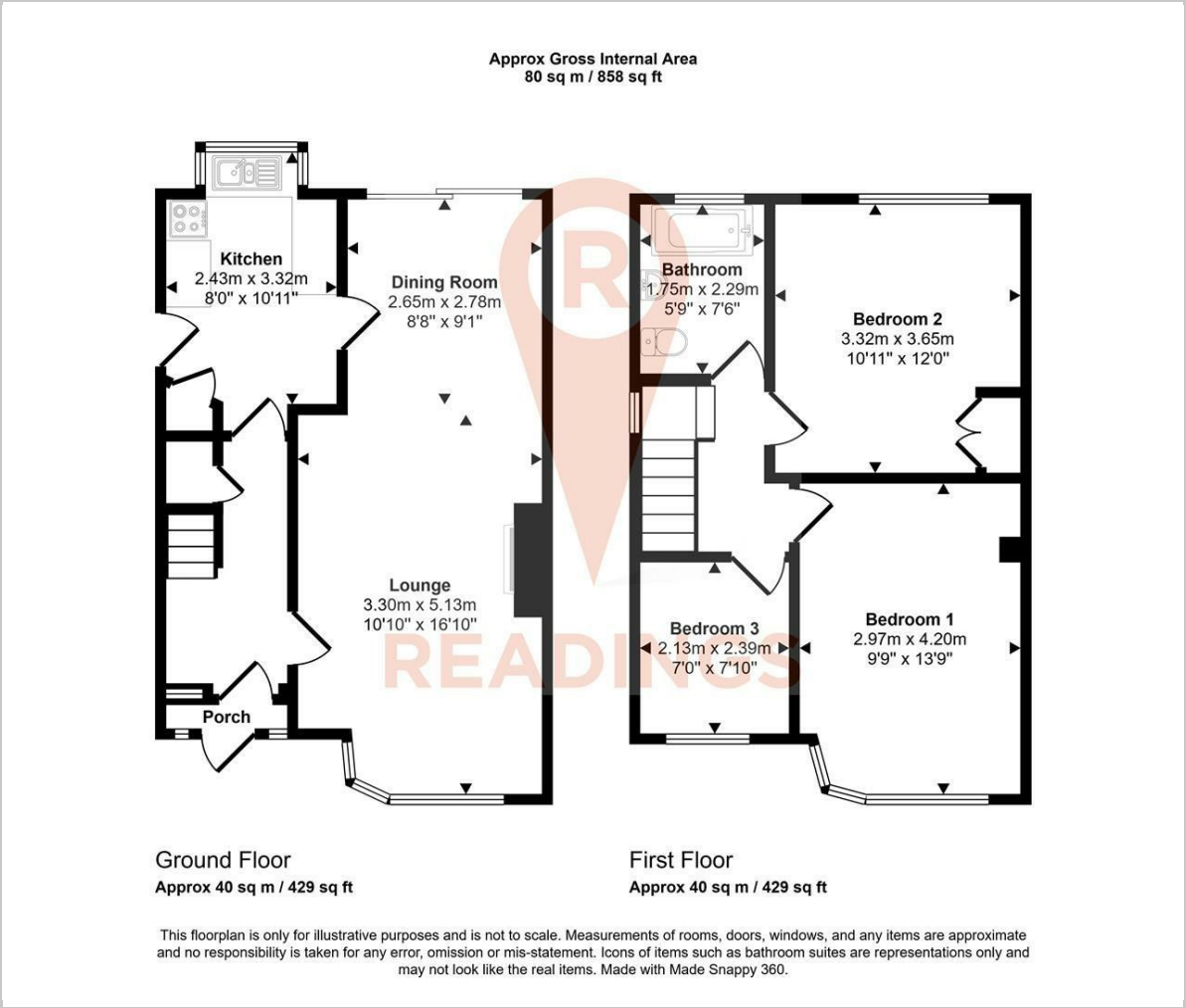
Anti Money Laundering

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.



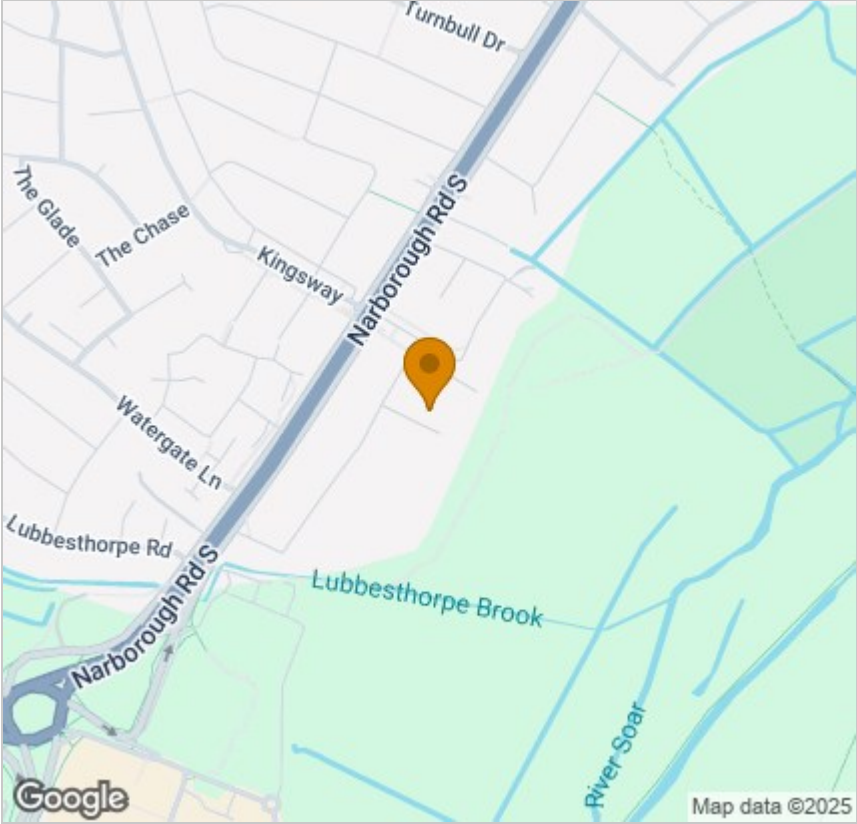
Floor Plan



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

