



# READINGS

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Henley Road

Leicester, Leicester, LE3 9RD

**£240,000**



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## Henley Road

Leicester, Leicester, LE3 9RD

Traditional three-bedroom semi-detached house up for sale with no onward chain. An ideal choice for family buyers, the home is attractively priced and sure to catch your eye.

As you enter you'll find a porch and hallway with handy storage cupboards, a lounge with a bay window at the front and a separate dining room at the back. The kitchen has been extended and was recently refitted.

Upstairs there are two double bedrooms, a single bedroom and a bathroom with separate WC. The property also features a driveway at the front and a generously sized rear garden with a brick built store and outside toilet. Overall, it's a spacious family home in a great location ready to move in with no chain.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

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: No risk







## Tenure

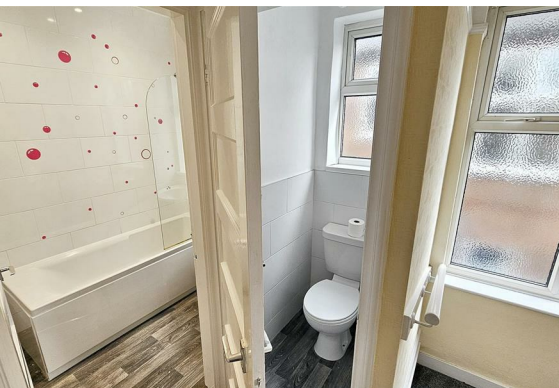
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical 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.

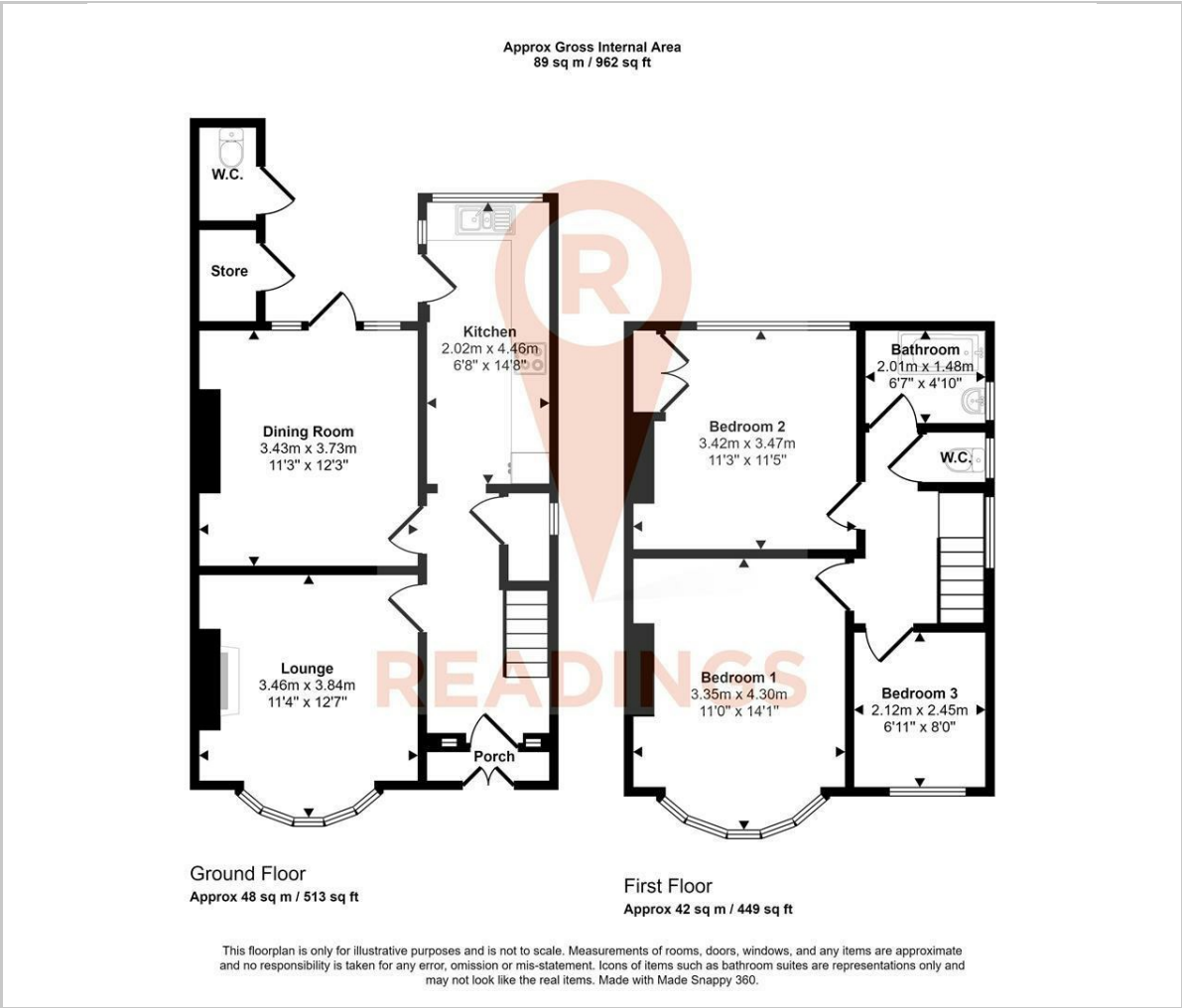
## Anti Money Laundering

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.





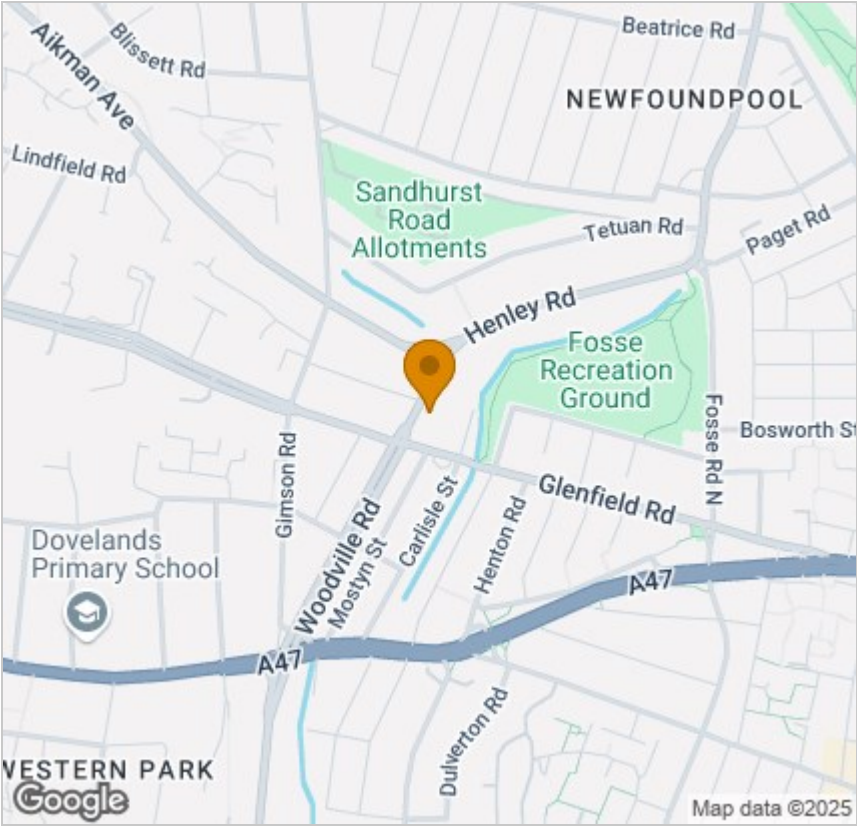
Floor Plan



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

