



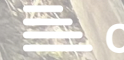
READINGS

www.readingspropertygroup.com



Westleigh Road
Glen Parva, Leicester, LE2 9TP

£125,000



Westleigh Road

Glen Parva, Leicester, LE2 9TP

An excellent opportunity to buy a two storey, one bedroomed, town house, in the ever popular district of Glen Parva. Ideal as a first time purchase or as an investment. The property is at the head of a cul de sac and is one of four town houses. There is off street parking to the rear and an unusually large garden. The accommodation benefits from gas central heating and Upvc double glazing. On the ground floor, there is a well proportioned living room and fitted kitchen. On the first floor there is a double bedroom and bathroom. Sold freehold with vacant possession.

Lounge

15'11" x 13'1" (4.86m x 4.01m)

Kitchen

7'5" x 6'7" (2.27m x 2.01m)

Landing

Bedroom

15'7" x 9'1" (4.75m x 2.77m)

Bathroom

7'5" x 6'5" (2.28m x 1.97m)

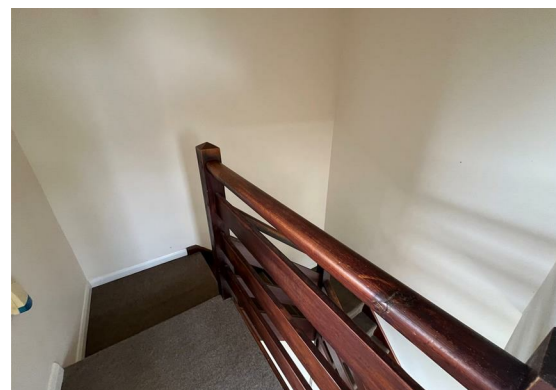
Outside

Parking to the rear and a large paved enclosed garden.

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.





Property Information

Tenure: freehold
Local Authority: Blaby District Council
Council Tax Band: A
Type of Construction: Traditional
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

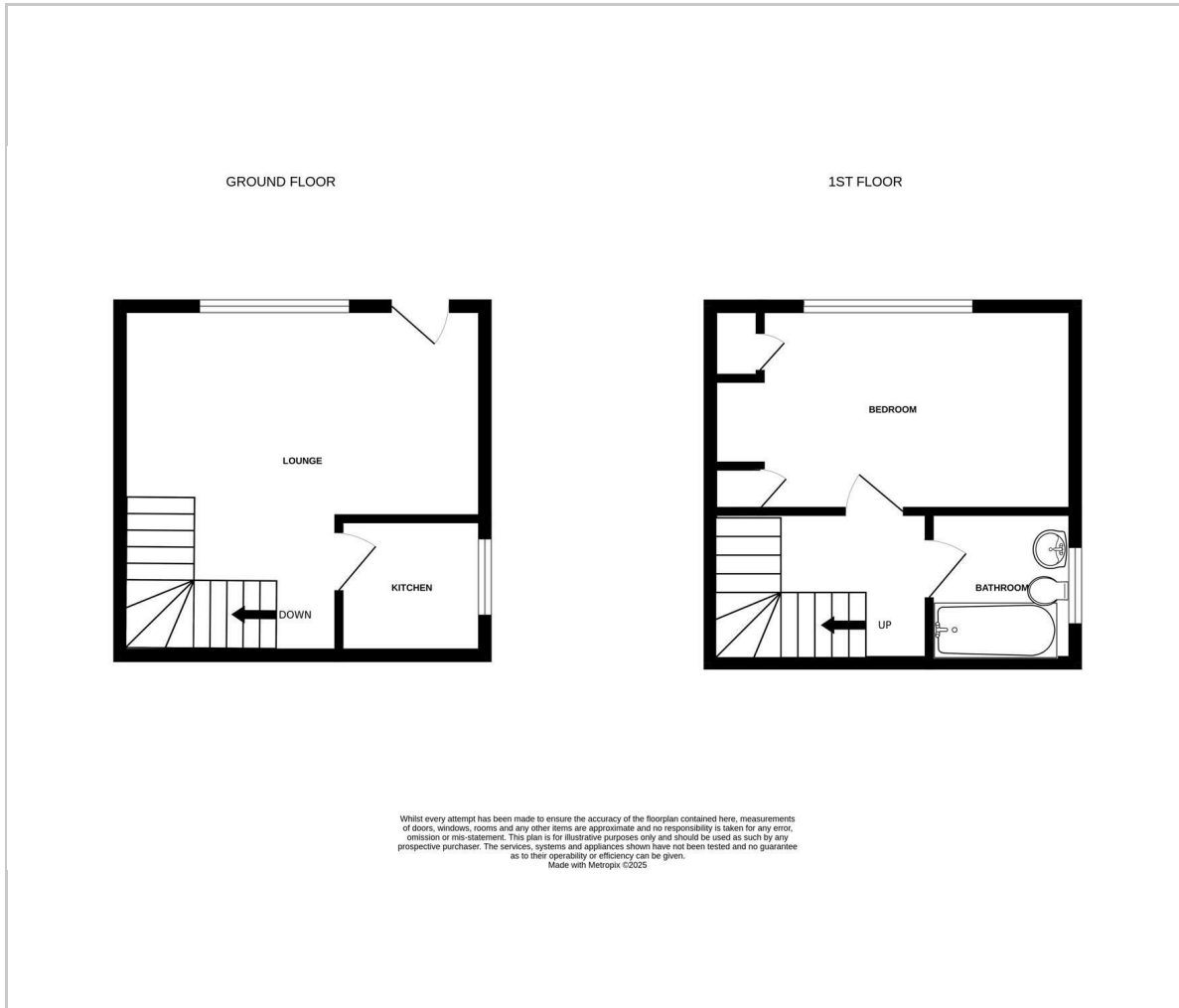
The property is being with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

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.

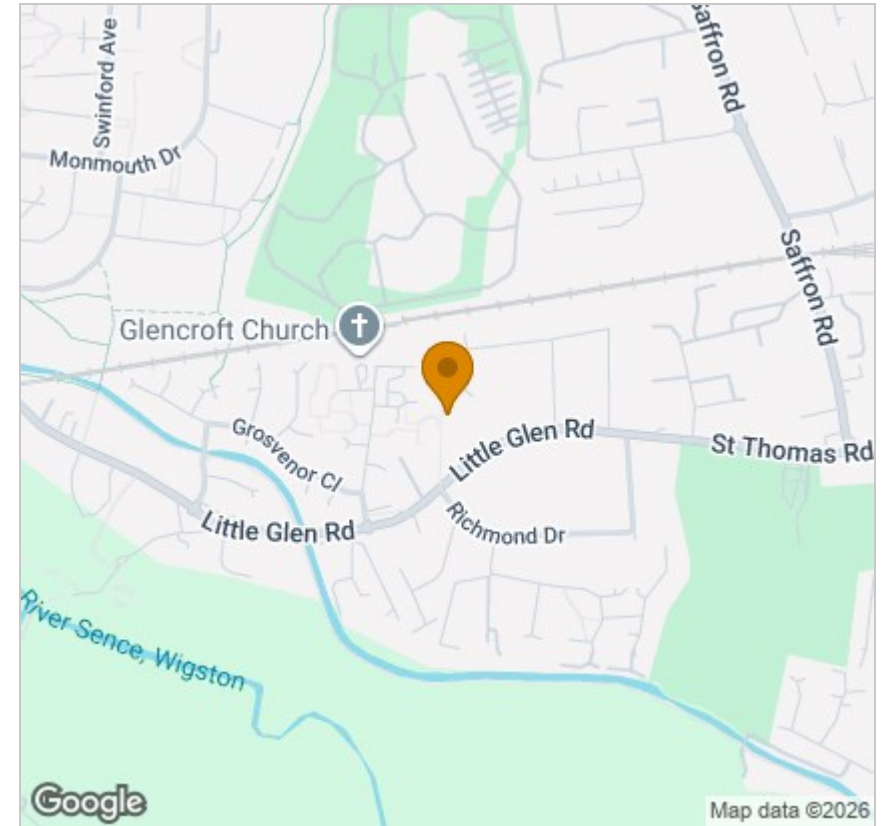
Floor Plan



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

