



## Eddystone Road

Leicester, LE5 2PN

**£260,000**



Offered for sale with no onward chain, this spacious four-bedroom mid-town house is perfect for a growing family looking for a home they can truly make their own.

At the front, there's a driveway with steps leading up to the entrance door, which opens into a hallway. Inside, you'll find a lounge, separate dining room and kitchen.

Upstairs, there are four good-sized bedrooms and a shower room.

The rear garden is a great size and includes three useful storage areas.

The home also benefits from solar panels (on a 25-year lease starting from 2014) and gas central heating from a modern boiler.

Early viewing is highly recommended — this is a fantastic opportunity you won't want to miss.



## Property Information

Tenure: Freehold. 25 year lease in place for solar panels.  
Local Authority: Leicester City  
Council Tax Band: A  
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: None  
Annual Estate Management Charge If Applicable: n/a  
The property is being sold 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.

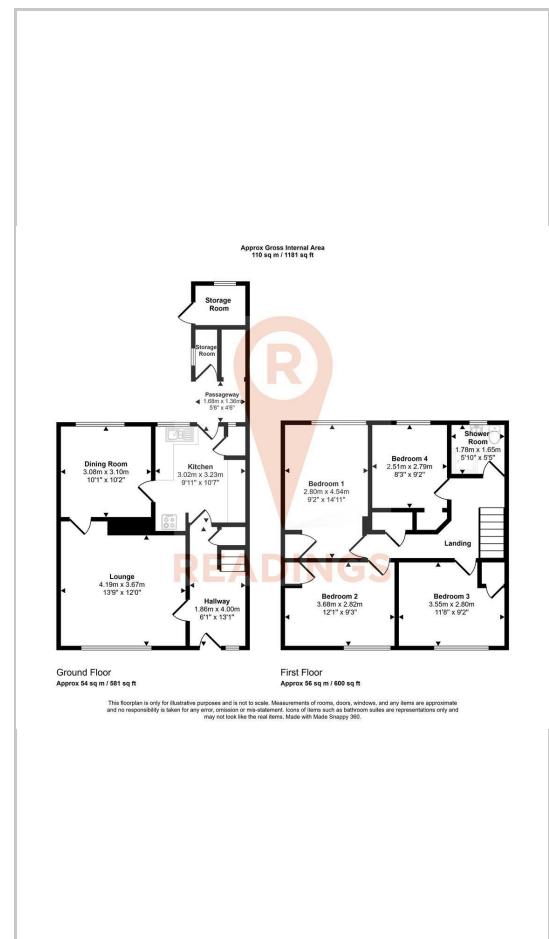
## Consumer Protection Legislation

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

