READINGS

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Watergate Lane

Braunstone Town, Leicester, LE3 2XQ

£275,000

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Offered for sale with the benefit of no onward chain, this extended three-bedroom detached family home offers plenty of potential and is competitively priced to reflect the updating required, making it an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation includes a porch and entrance hall, spacious lounge/dining room, conservatory, kitchen, side lobby/utility and a ground floor shower room. Upstairs, there are three bedrooms, all with storage, along with a bathroom and separate WC.

Outside, the property has a driveway providing off-road parking, a garage and a good-sized rear garden, offering plenty of space for families.

With no onward chain, a generous amount of accommodation and fantastic potential to improve and personalise, this detached home is sure to attract plenty of interest. An early viewing is highly recommended to avoid missing out.

Property Information

Tenure: Freehold
Local Authority: Blaby
Council Tax Band: C
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.

























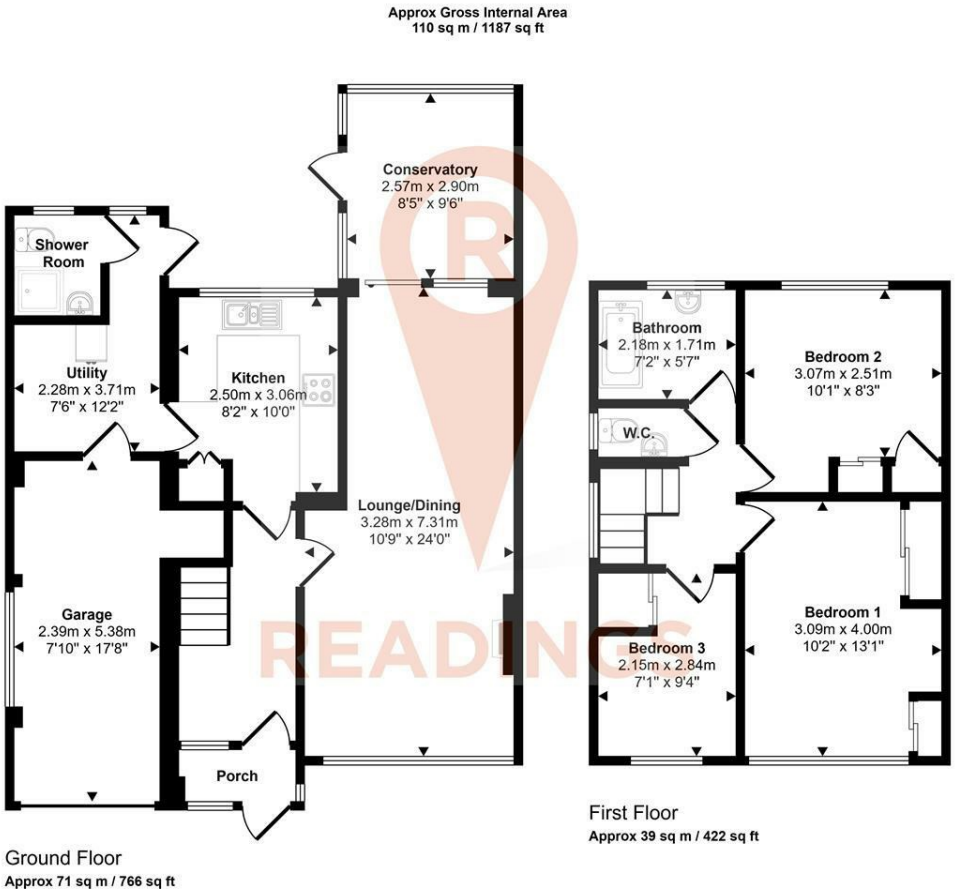
Anti Money Laundering

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

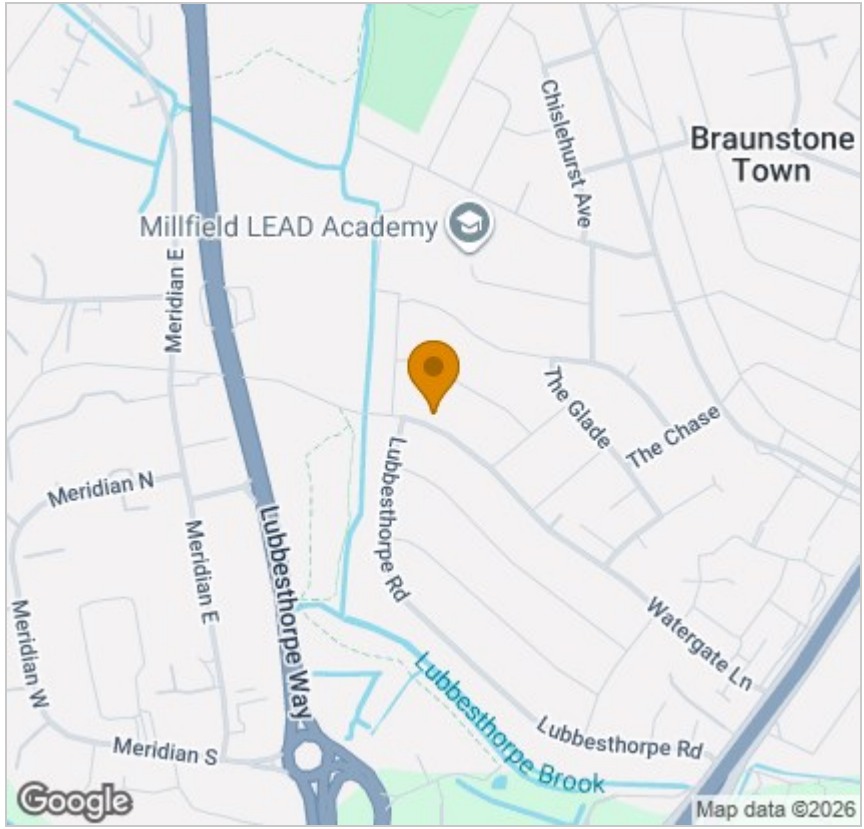
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.

Floor Plan

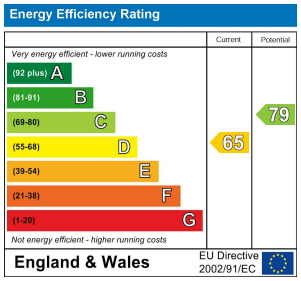


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.