



# READINGS

www.readingspropertygroup.com



Nursery Road  
Leicester, LE5 2HP

**£265,000**

2 1 1



## Nursery Road

, Leicester, LE5 2HP

Situated on a generous corner plot at the junction of Nursery Road and Chater Close in the popular Thurnby Lodge area, this spacious two-bedroom detached bungalow offers fantastic potential for its next owner.

While the property would benefit from some updating, it has been attractively priced to reflect this and presents an excellent opportunity to create a home to your own taste.

The accommodation includes an entrance porch, hallway, lounge, kitchen, conservatory, two well-proportioned bedrooms, bathroom and a separate WC. Outside, there is a driveway providing ample off-road parking, a garage with an adjoining workshop and a pleasant rear garden.

Offered for sale with no onward chain, we highly recommend an early viewing to avoid disappointment.

### Property Information

Tenure: Freehold

Local Authority: Leicester City

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.

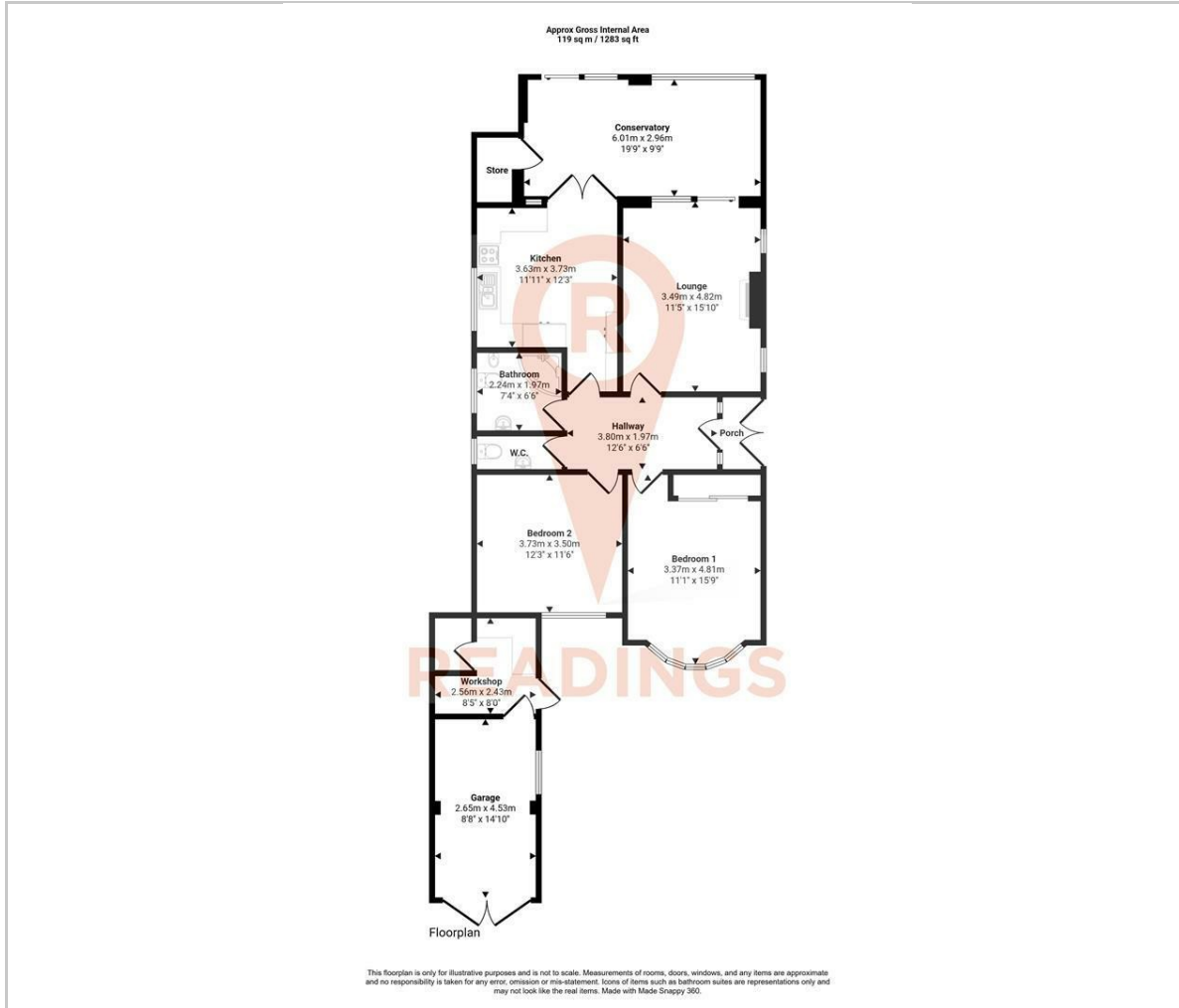
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

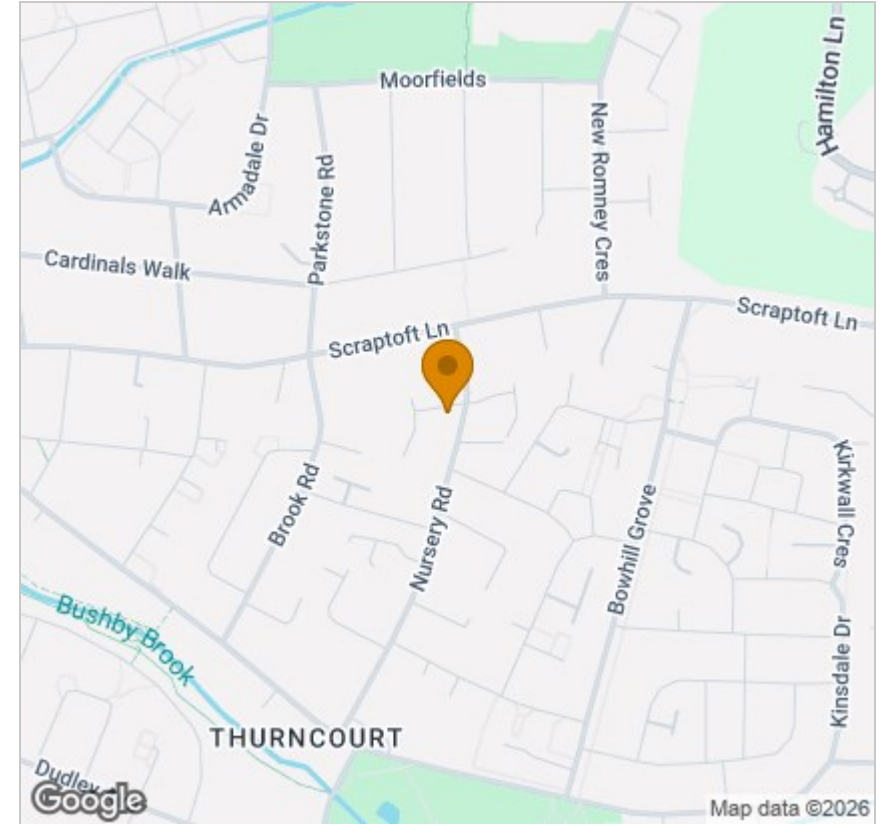
## Floor Plan



## 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

