



READINGS

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Ingle Street
Newfoundland, Leicester, LE3 9FS

£179,950



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Newfoundpool, Leicester, LE3 9FS

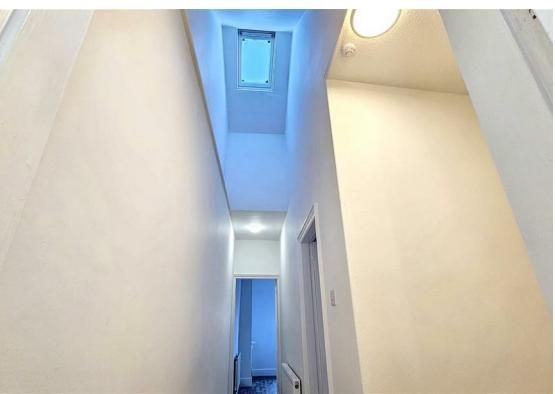
This is a fantastic opportunity for a first-time buyer or a buy-to-let investor! Offered for sale with no onward chain, this end-terraced home has been recently renovated, featuring a brand-new kitchen, bathroom and fresh décor throughout. Located in the ever-popular Newfoundpool area, it sits nicely on the road and is sure to draw plenty of interest.

Inside, the uPVC double-glazed and gas-centrally-heated accommodation includes a welcoming lounge with a feature fireplace, a mid lobby with under-stairs storage cupboard, separate dining room and a rear lobby with access to a pantry and a step down into the newly fitted kitchen.

Upstairs, the landing feels bright and airy thanks to its vaulted ceiling and Velux window. There are two double bedrooms, one with an over-stairs cupboard and both have charming cast-iron fireplaces. At the rear, you'll find a generous newly fitted bathroom with a bath and shower over, a vanity unit with toilet and wash hand basin, and another cast-iron fireplace.

The courtyard garden is accessed from the kitchen and includes a useful store and an outside toilet. There is a gate to the shared alleyway from the courtyard.

Overall, it's an excellent example of a Victorian terraced home—ready to move straight into and enjoy.





Property Information

Tenure: Freehold
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.



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.

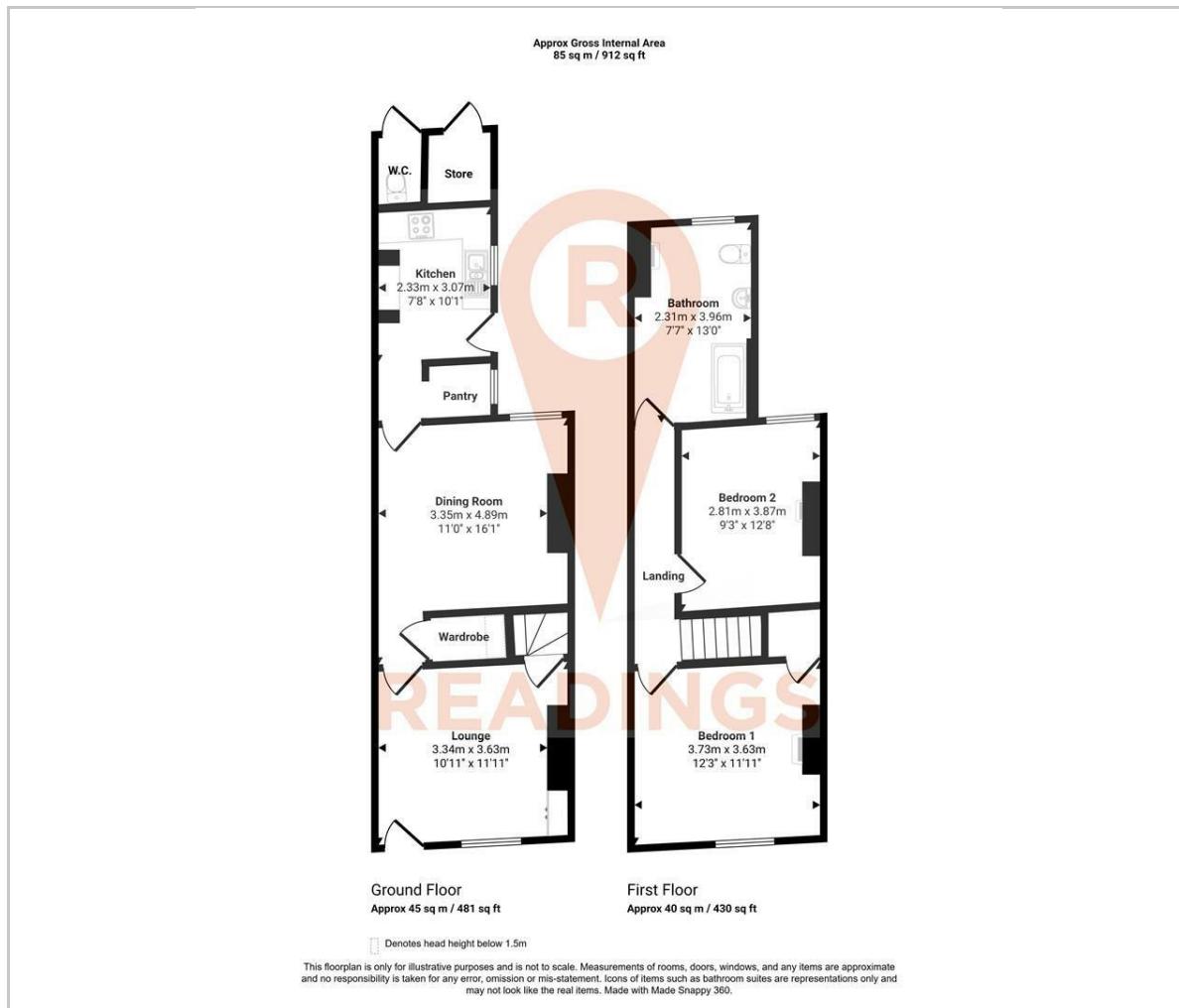


Anti Money Laundering

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.

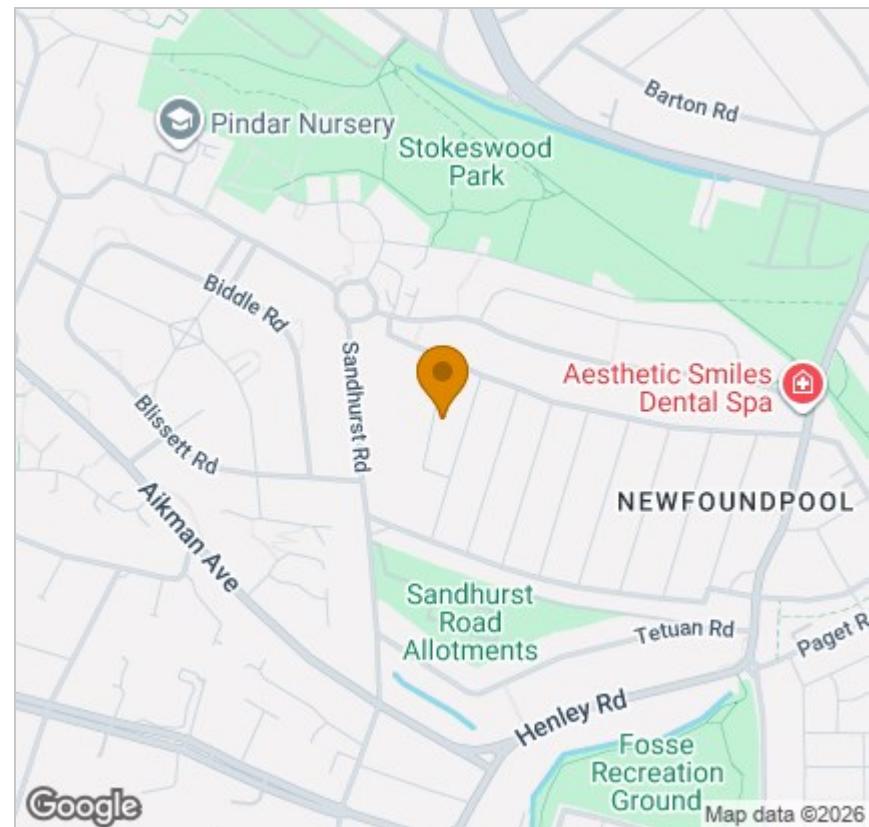
Floor Plan



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

