



READINGS

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Hillrise Avenue
Leicester, LE3 2GL

£300,000

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, Leicester, LE3 2GL

Offered for sale with no onward chain, this substantially extended semi-detached home sits on a generous plot and benefits from a larger than average rear garden backing onto allotments, giving it a lovely open outlook.

Inside, the property offers a porch and hallway, spacious lounge, separate dining room, breakfast kitchen and ground floor shower room. Upstairs, there are three bedrooms along with a bathroom.

The house provides excellent space for family living and, while it would benefit from some updating, it presents a fantastic opportunity for a new owner to put their own stamp on the property and create a home tailored to their taste.

Outside, there is a driveway to the front and a single garage with a courtesy door leading into the house. To the rear, as mentioned, is a particularly good-sized garden with a store located at the far end.

Competitively priced and situated in a popular location with easy access to the M1 and M69, Leicester City centre and Fosse Park, this is a property that is sure to attract plenty of interest.





Property Information

Tenure: Freehold
Local Authority: Blaby
Council Tax Band: B
Type of Construction: Standard
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.

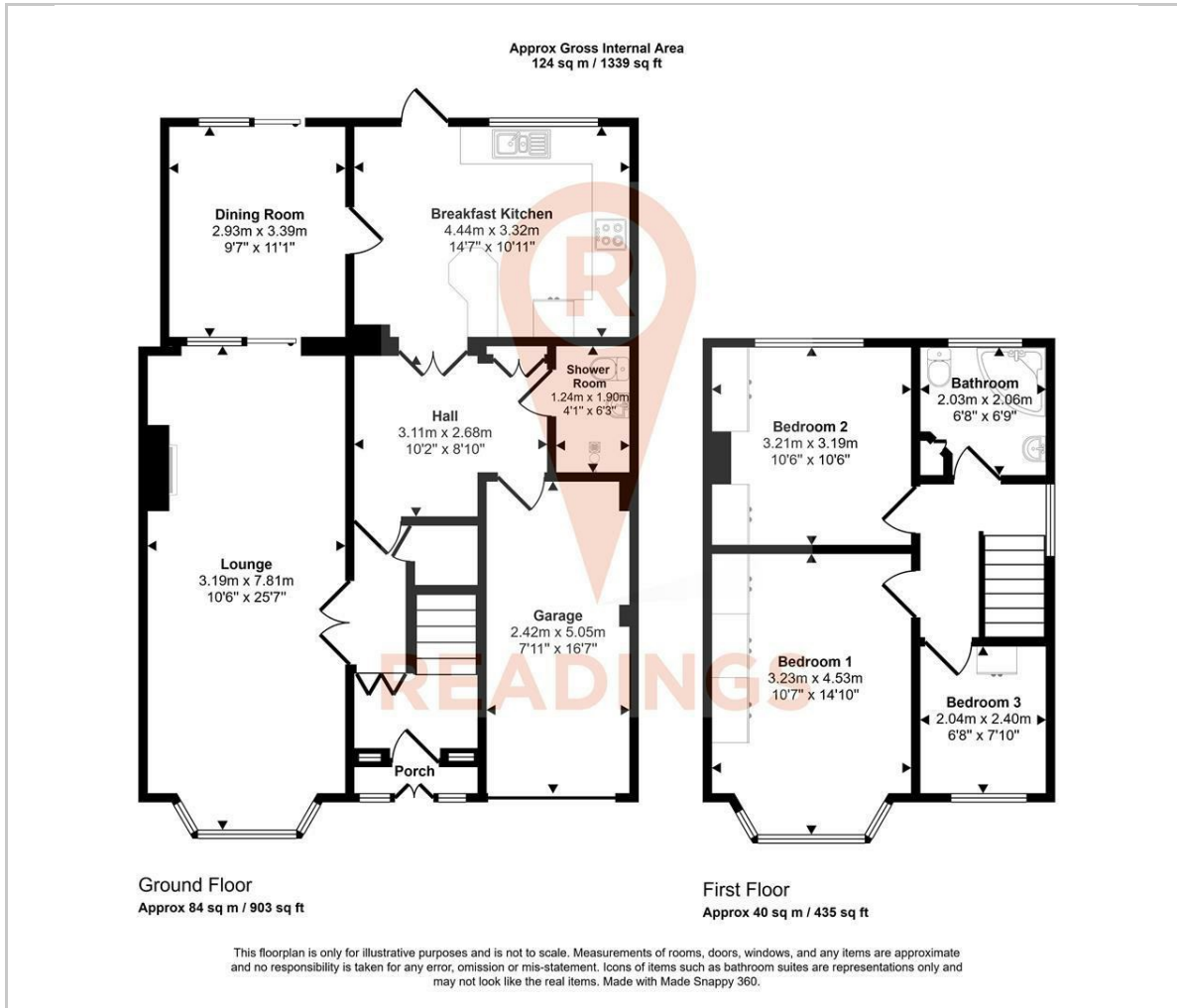
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

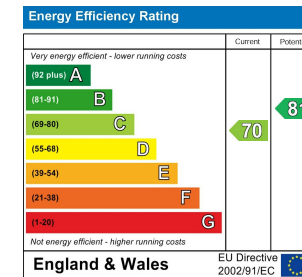
Floor Plan



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.