READINGS

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Regency Close

Glen Parva, Leicester, LE2 9UL

£260,000

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Glen Parva, Leicester, LE2 9UL

This spacious semi-detached home is set in a sought-after location, just a short stroll from the Grand Union Canal and within easy reach of both primary and secondary schools. Blaby's excellent range of shops and amenities are close by, along with a regular bus service into the city centre. For commuters, the nearby ring road provides convenient access to the M1 and M69 motorways, as well as Fosse Retail Park.

Offered for sale with no onward chain, the property offers well-proportioned accommodation throughout. Inside, you'll find an entrance hall, a spacious lounge/dining room, kitchen, conservatory, three bedrooms and a bathroom.

Outside, the property benefits from a driveway providing off-road parking, while the enclosed rear garden with useful shed completes this home.

Properties in this popular location don't stay on the market for long, so early viewing is highly recommended.

Property Information

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

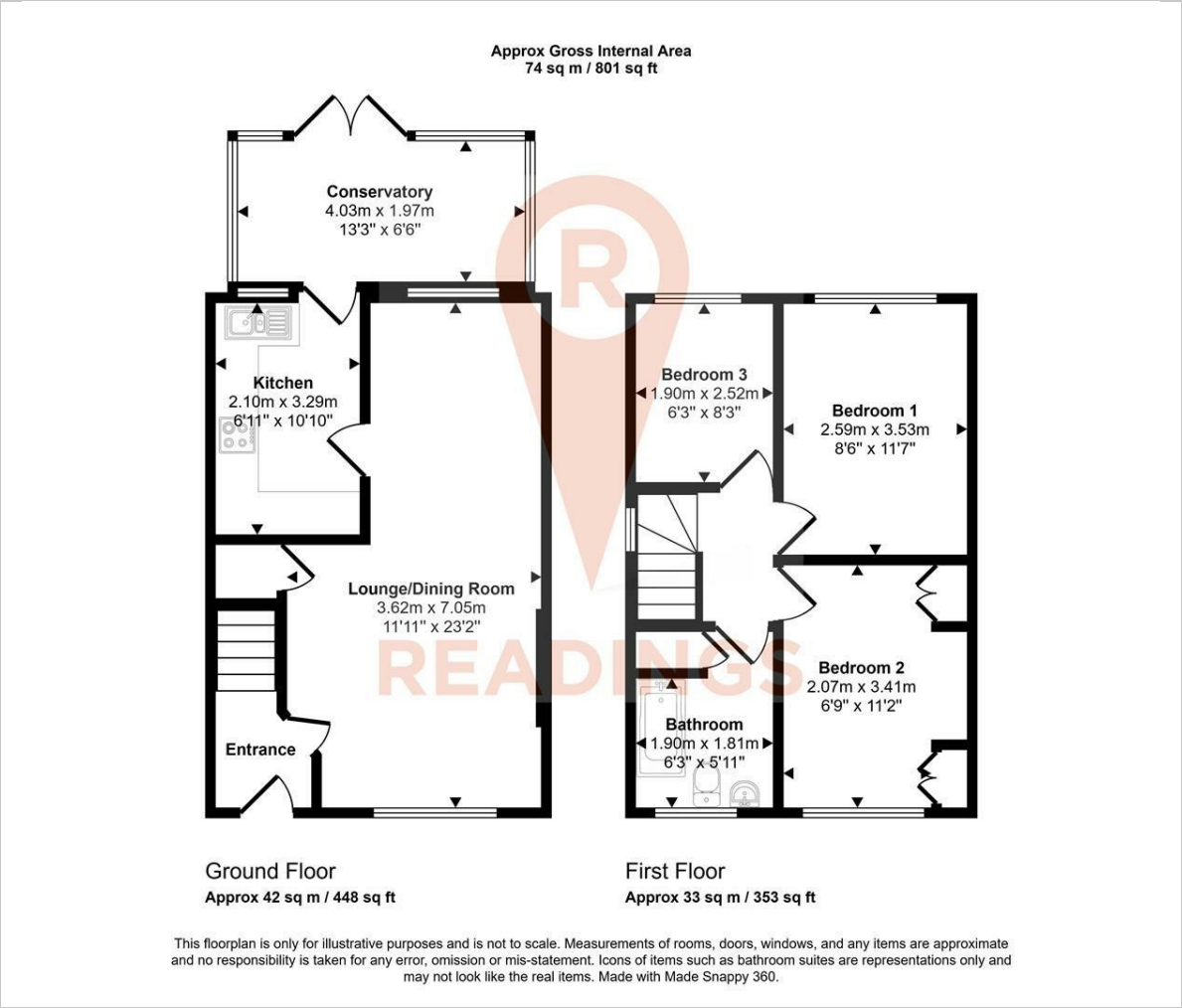
Anti Money Laundering

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.

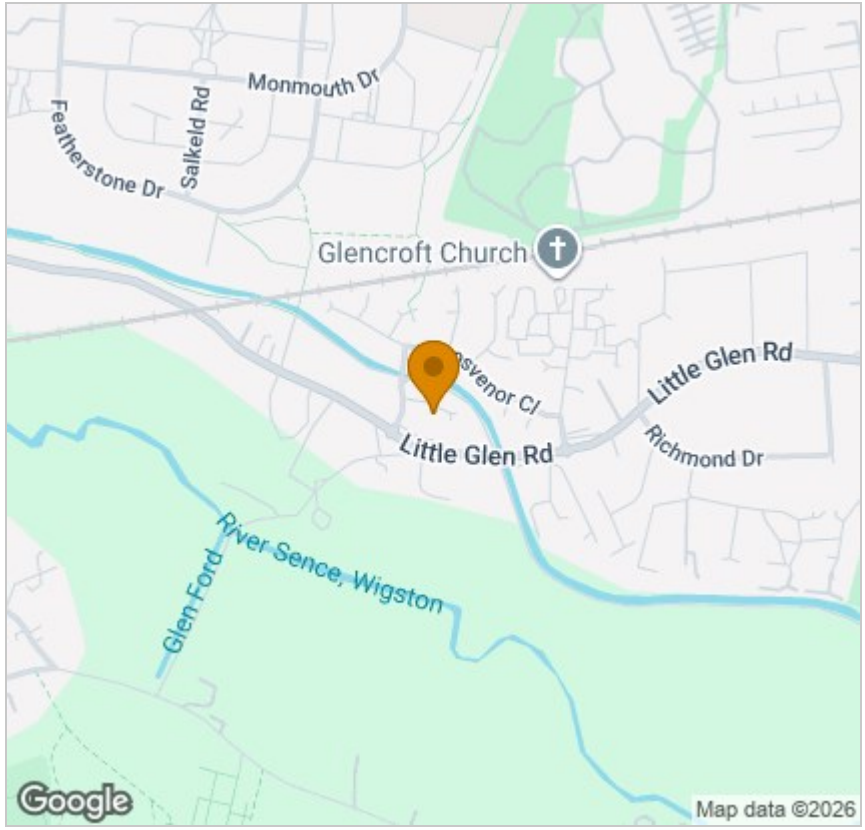
Consumer Protection Legislation

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.

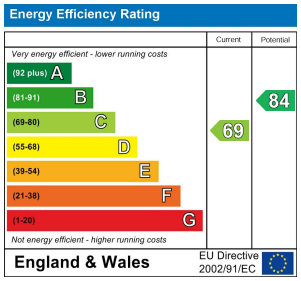
Floor Plan



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.