



# READINGS

www.readingspropertygroup.com



Wansbeck Gardens

Leicester, LE5 1JN

**£200,000**



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## Wansbeck Gardens

, Leicester, LE5 1JN

This three-bedroom end townhouse is up for sale with no onward chain, it's a great option for anyone looking for a well-sized home at an affordable price. It's perfect for someone ready to put their own stamp on it, as some updating is needed to add value and make it truly yours.

Sitting in an elevated position, the property has a driveway at the front with steps leading up to the entrance. Inside, there's a porch and hallway, dining room at the front, lounge at the rear, kitchen, rear lobby plus a downstairs toilet and store. Upstairs, you'll find three bedrooms and a shower room. The house has double-glazed windows and electric heating, but it may need rewiring, and you'll probably want to install gas central heating to replace the current arrangement.

There's side access leading to the rear garden, which could do with a bit of a tidy-up. Whether you're a first-time buyer or looking for your next step on the property ladder, this home is in a popular location and has plenty of potential. Don't miss out—book a viewing today!

### Property Information

Tenure: Freehold

Local Authority: Leicester

Council Tax Band: B

Type of Construction: Standard

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

The property is being 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

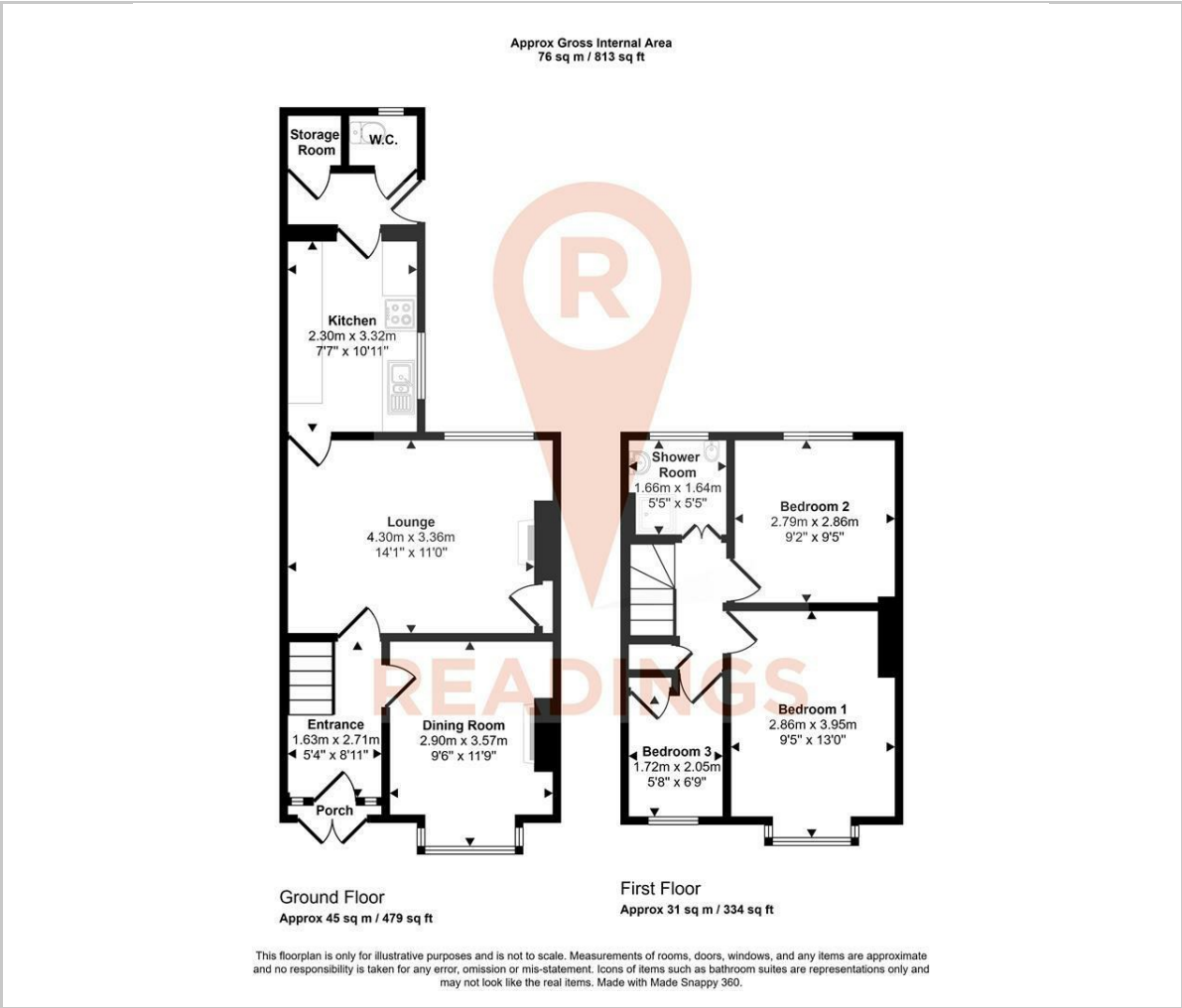
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can 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.





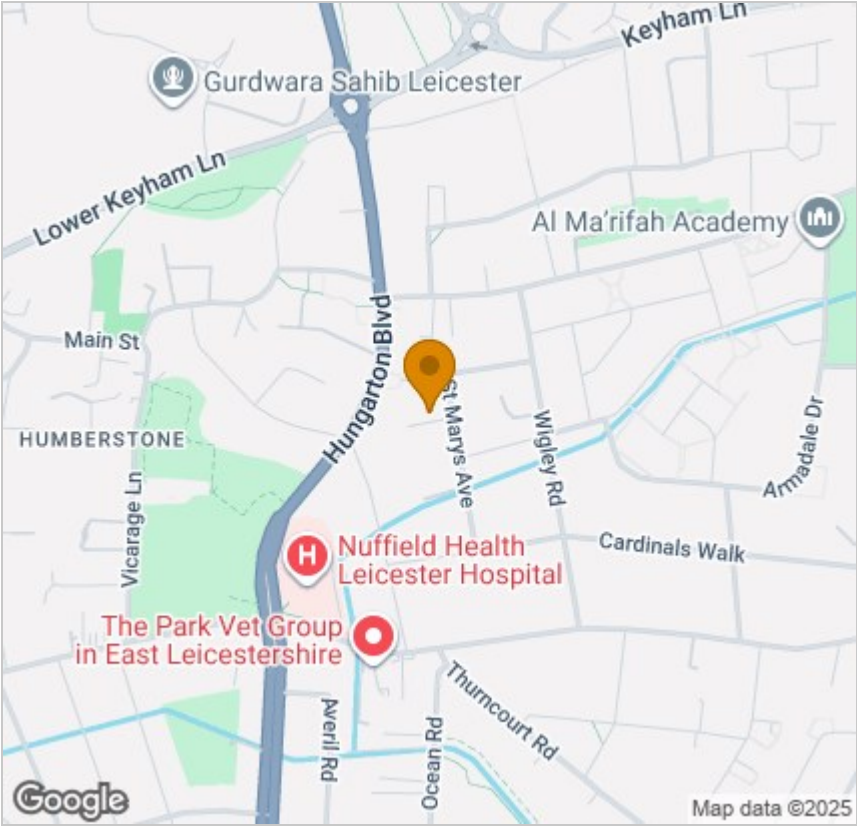
Floor Plan



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

