



READINGS

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Woodside Close
Leicester, LE4 9UJ

£325,000



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, Leicester, LE4 9UJ

Situated in a popular location where family homes are always in demand, this spacious three-bedroom semi-detached property is sure to attract plenty of attention.

The accommodation begins with a porch and entrance hall, along with the convenience of a downstairs WC. The generous L-shaped lounge and dining room provides plenty of space, while the kitchen is complemented by a useful pantry for additional storage.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Outside, there is a driveway leading to a single integral garage, while a side gate provides access to the good-sized rear garden.

Additional benefits include uPVC double glazing, gas central heating, and solar panels, which the seller has advised are owned outright rather than leased.

With so much to offer, an early viewing is highly recommended to avoid disappointment.

Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: A

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: Low

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

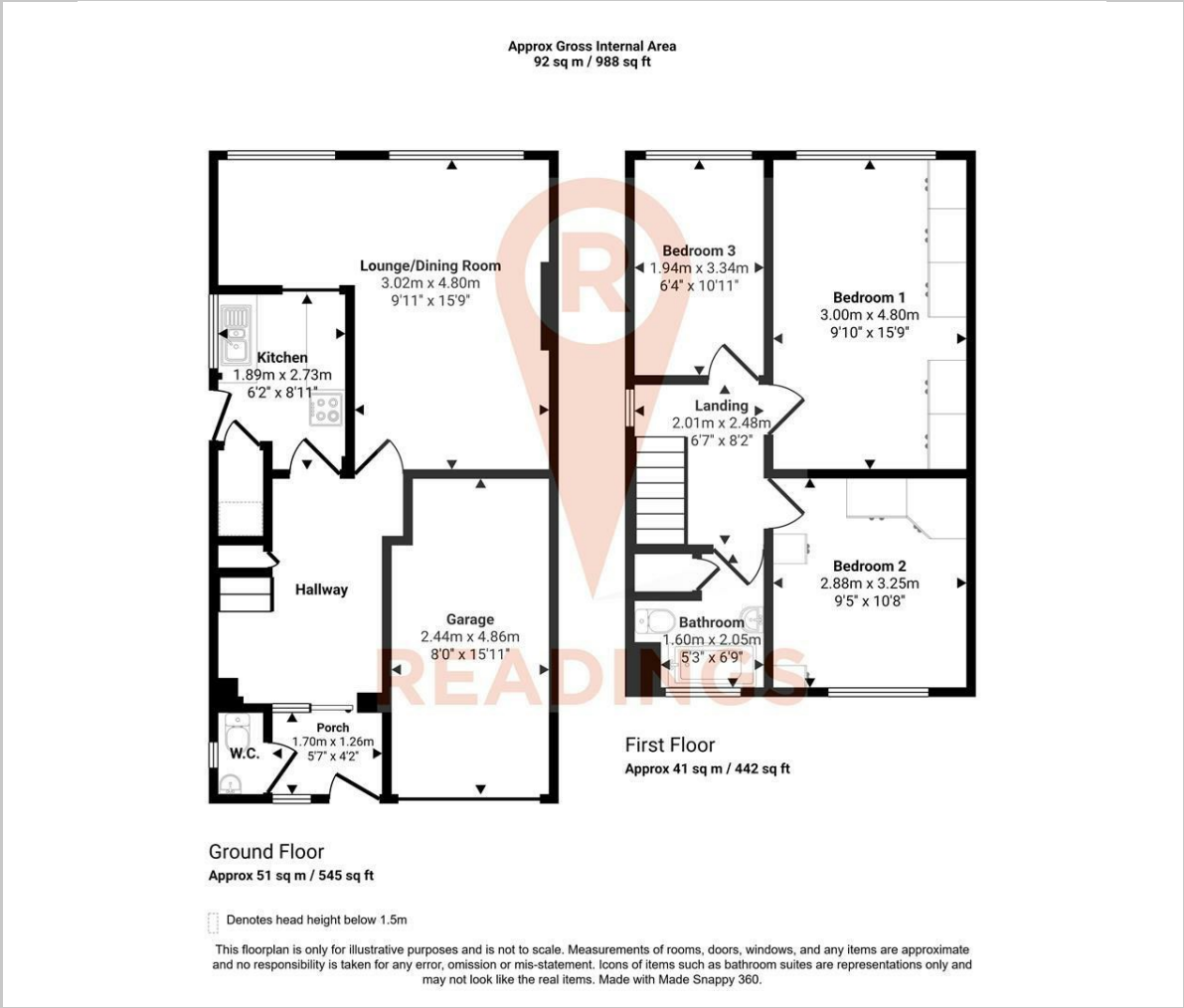
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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

