



# READINGS

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## Barton Road Off Groby Road, Leicester, LE3 9BD

This traditional semi-detached house has lots of original features and with a little updating it will make an excellent family home. With an entrance porch and hall, lounge which opens through to a dining area to the rear which as with the kitchen enjoys views of the garden. Upstairs you will find three bedrooms and a bathroom. Driveway to front, good size rear garden with brick built store and shed. Competitively priced this property is sure to generate plenty of interest.

Council tax band - B

**Offers Over £230,000**

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## Porch and hall

### Lounge

11'3" x 10'10" (3.45m x 3.32m)

### Dining room

12'4" x 11'4" (3.76m x 3.47m)

### Kitchen

8'4" x 7'3" (2.55m x 2.21m)

### Landing

### Bedroom one

14'3" x 10'11" (4.35m x 3.35m)

### Bedroom two

11'5" x 11'3" (3.48m x 3.45m)

### Bedroom three

8'2" x 7'10" (2.50m x 2.39m)

### Bathroom

7'3" x 7'10" (2.23m x 2.39m)

## Anti Money Laundering

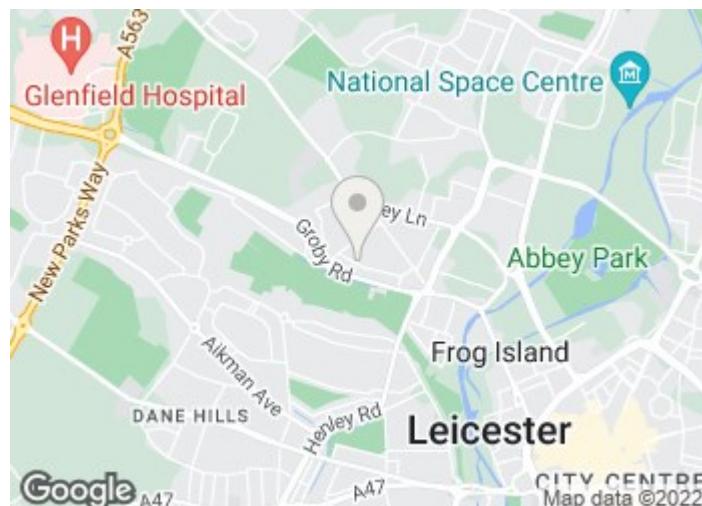
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

## Tenure

The property is being sold freehold 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.

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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	