



# READINGS

www.readingspropertygroup.com



Stornaway Road

East Leicester, Leicester, LE5 2QN

**£239,950**



## Stornaway Road

East Leicester, Leicester, LE5 2QN

\*\*\*OPEN HOUSE SATURDAY 9TH MAY AT 10AM ON THE DOT. NO NEED TO BOOK\*\*\* This three-bedroom mid-townhouse is offered for sale with no onward chain, making it a great option for first-time buyers or anyone looking for a buy-to-let investment. The property offers plenty of space, with a driveway at the front for off-road parking. Inside, there's an entrance hall leading to a generous lounge, along with a dining kitchen and a handy downstairs WC at the rear.

Upstairs, you'll find three bedrooms, a bathroom and a separate WC. There's also shared side access that takes you through to the rear garden, which includes an outside store.

The property does require updating, which is reflected in the price, but homes like this in the area tend to sell quickly—so it's well worth arranging a viewing sooner rather than later.



### Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: A

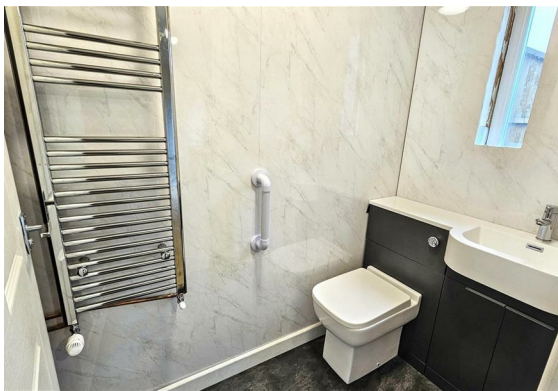
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: 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

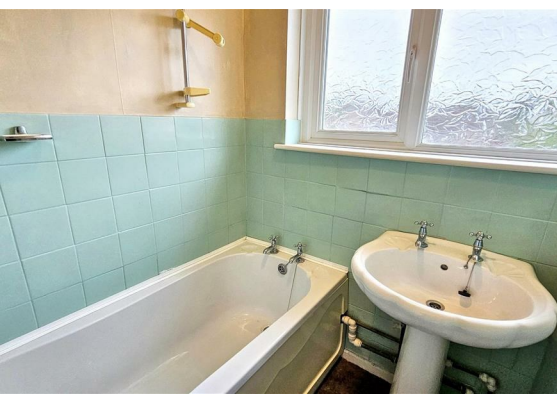
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

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.

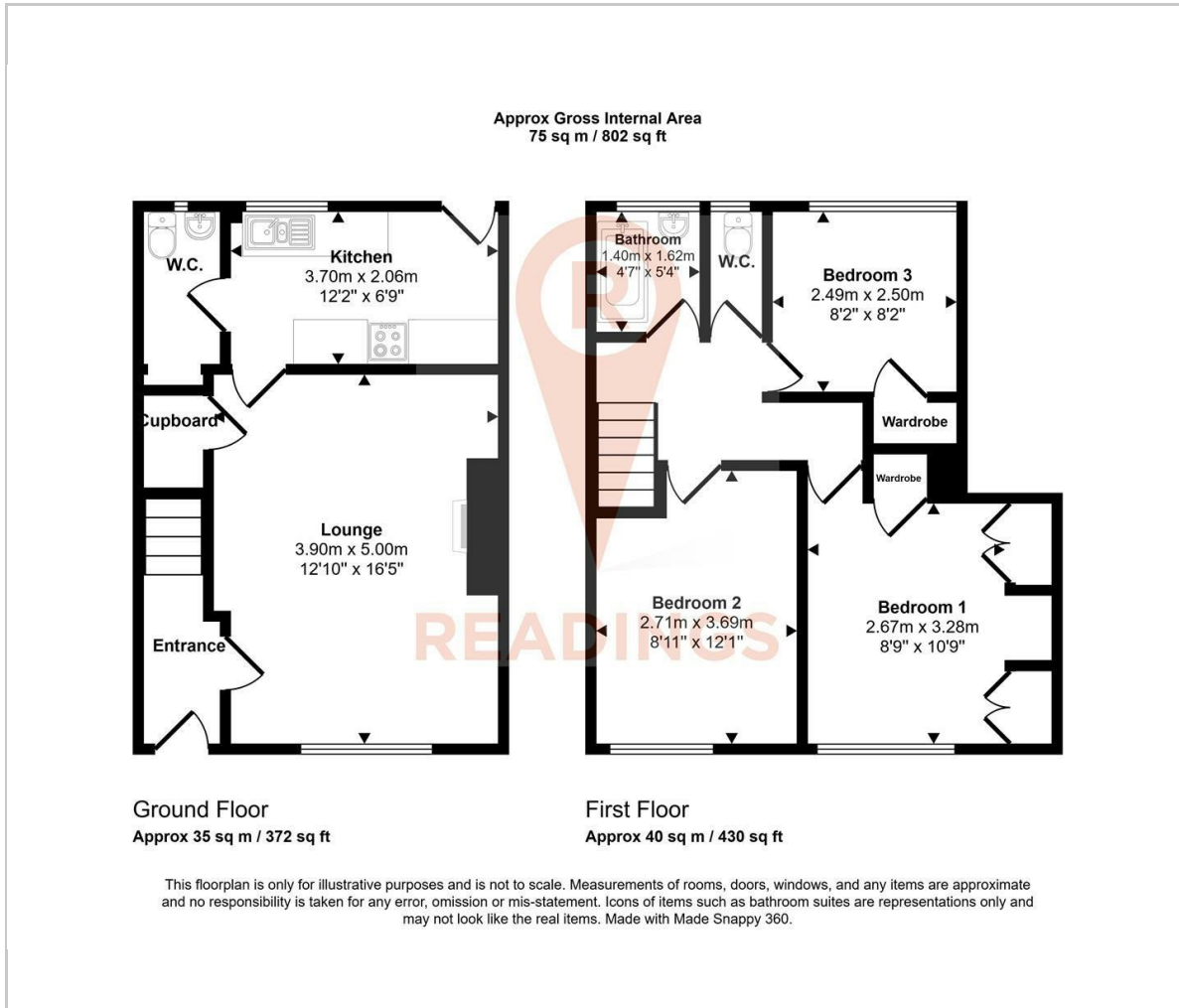
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

### 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.



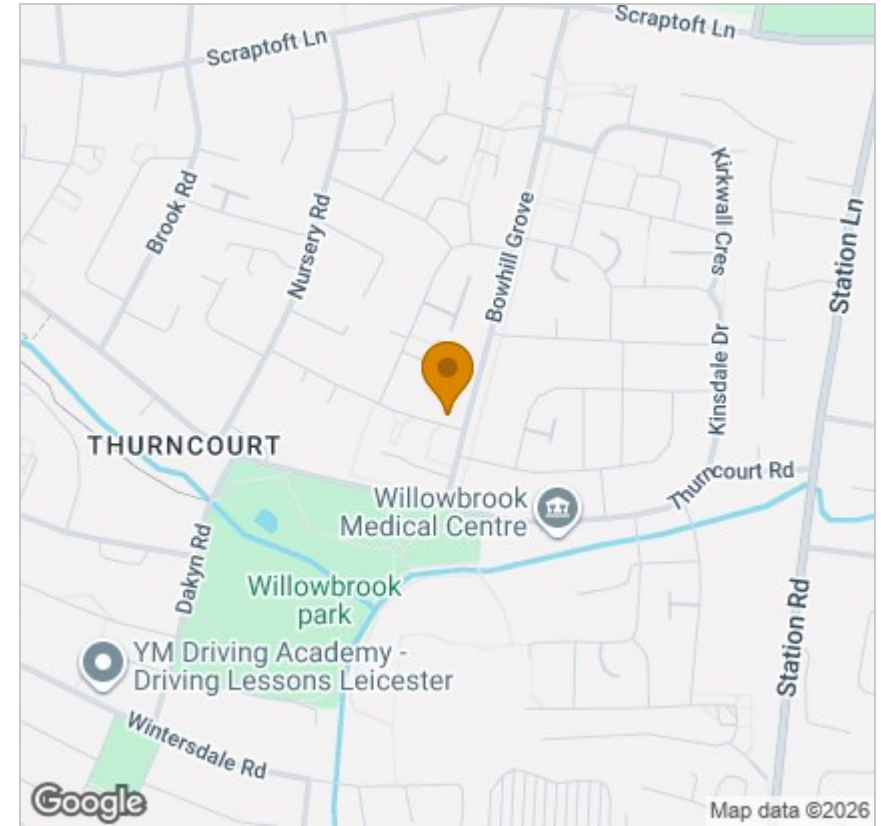
## Floor Plan



## 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

