



READINGS

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Coleman Road
Leicester, LE5 4LN

£235,000



Coleman Road

, Leicester, LE5 4LN

Situated on the sought-after Coleman Road, this mid town house presents an exciting opportunity for those seeking a property with tremendous potential. The house is ideally located, boasting a frontage facing a green and enjoying close proximity to the General Hospital. Although in need of modernisation, this property offers a solid foundation for creating your dream home. Upon entering, you are greeted by an entrance hall that leads you into the heart of the house. The lounge/dining room provides ample space for relaxing and entertaining, with large window to the front and patio doors to the rear that bathe the room in natural light. The adjoining kitchen, although requiring an update, offers plenty of space for culinary endeavors and provides access to the rear garden.

Upstairs, the property features three decently sized bedrooms, ensuring comfortable accommodation for a growing family or individuals seeking space for a home office or hobby room. A bathroom with a separate WC completes the upper level, offering convenience for daily routines.

The rear garden is a delightful feature of this property, boasting a nice size and offering endless possibilities for outdoor enjoyment and relaxation. It provides an ideal space for gardening enthusiasts, families with children, or those who simply appreciate an outdoor retreat. For added convenience, an outside store is located at the front of the house, providing a useful storage space for bikes and other belongings. While off-road parking is not available, residents can take advantage of permit parking, ensuring a secure parking solution.

This property is being sold with no onward chain, allowing for a smooth and efficient purchase process. With its superb location and potential for modernisation, this mid town house on Coleman Road presents an excellent opportunity for buyers looking to make their mark.

Don't miss out on this exciting proposition!

Entrance hall

Lounge/dining room

Kitchen

Landing





Bedroom one

Bedroom two

Bedroom three

Bathroom

Separate WC

Anti Money Laundering

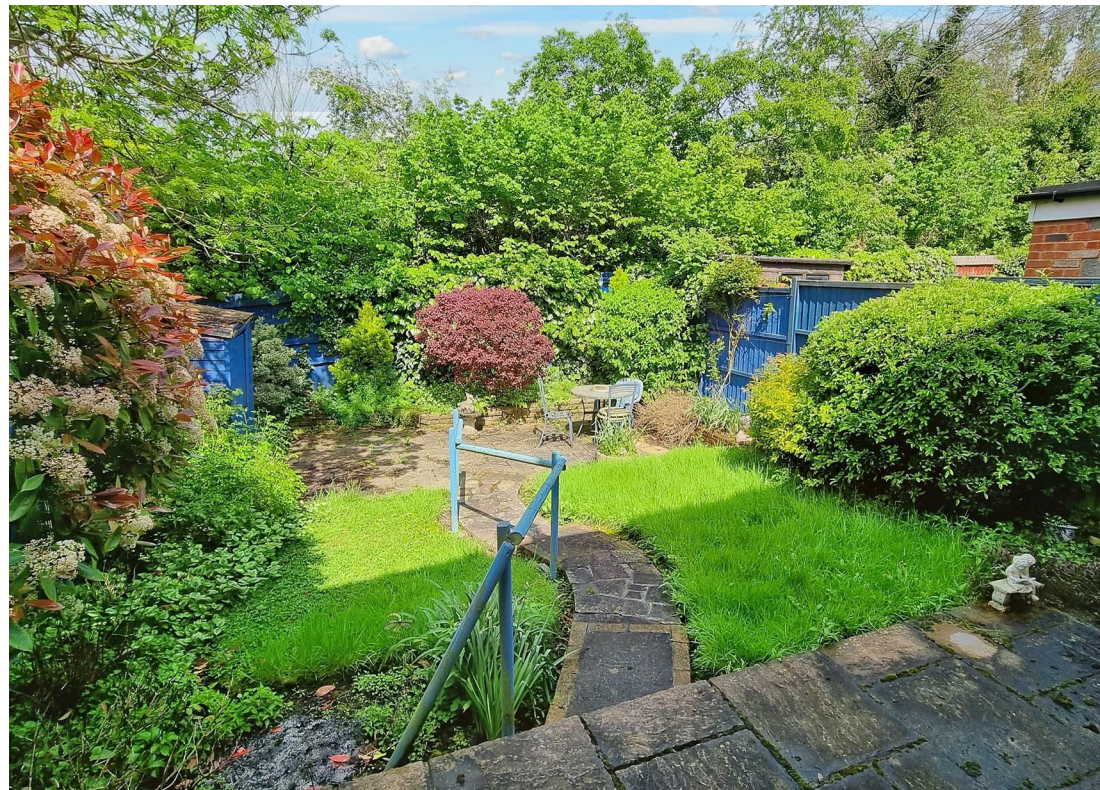
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

Consumer Protection Legislation

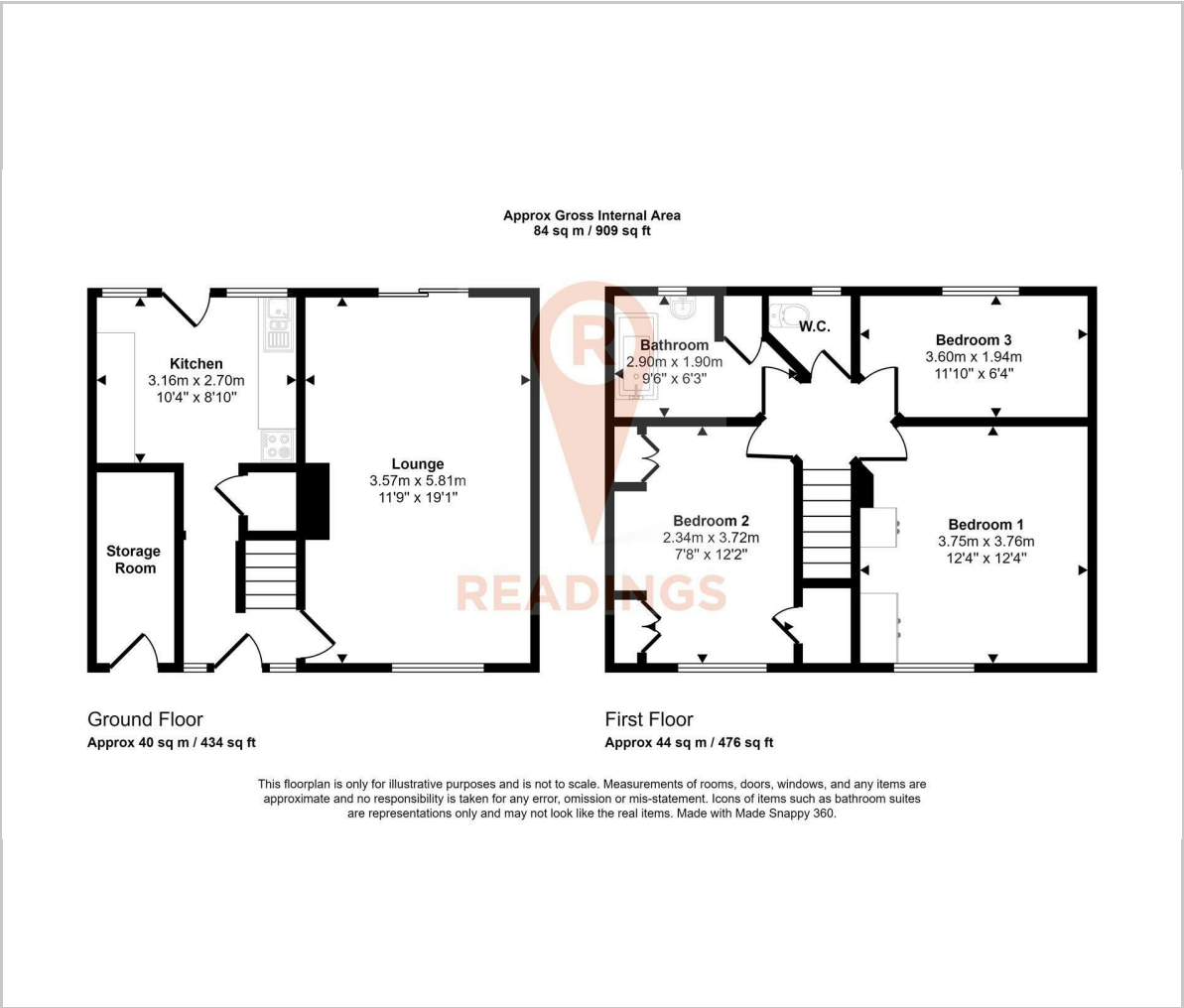
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information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

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.



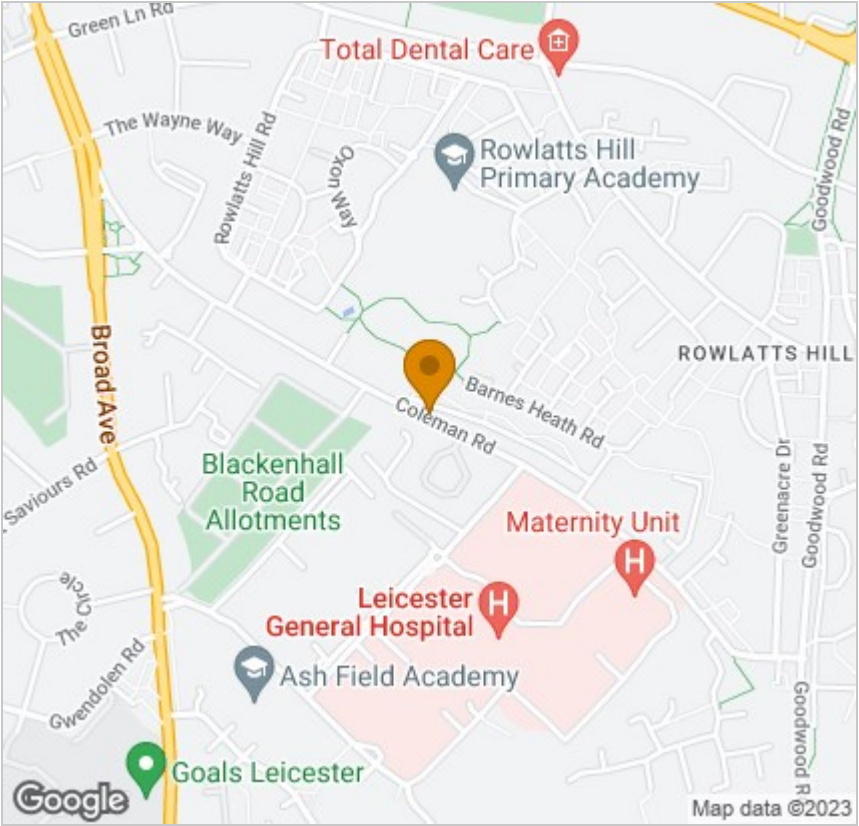
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

