



READINGS

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Westfield Road
Leicester, LE3 6HW

£269,950



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Offered for sale with no onward chain, this extended three-bedroom semi-detached home is set along a popular road in Western Park and offers plenty of potential for a new owner to make it their own.

The accommodation includes a porch leading into the entrance hall, a lounge opening through to the dining area and an additional sitting area at the rear overlooking the garden. There's also an extended kitchen.

Upstairs, you'll find two double bedrooms, a single bedroom and the bathroom. There is a modern combi boiler located in the third bedroom, uPVC double glazing to the rear, and timber-framed windows to the front.

Outside, the property has a front garden, driveway and a garage positioned to the rear, along with an outside toilet and workshop. The good-sized rear garden completes the home nicely.

With well-regarded schools close by, this is a great opportunity for families looking for a home they can put their own stamp on.

Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: C

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

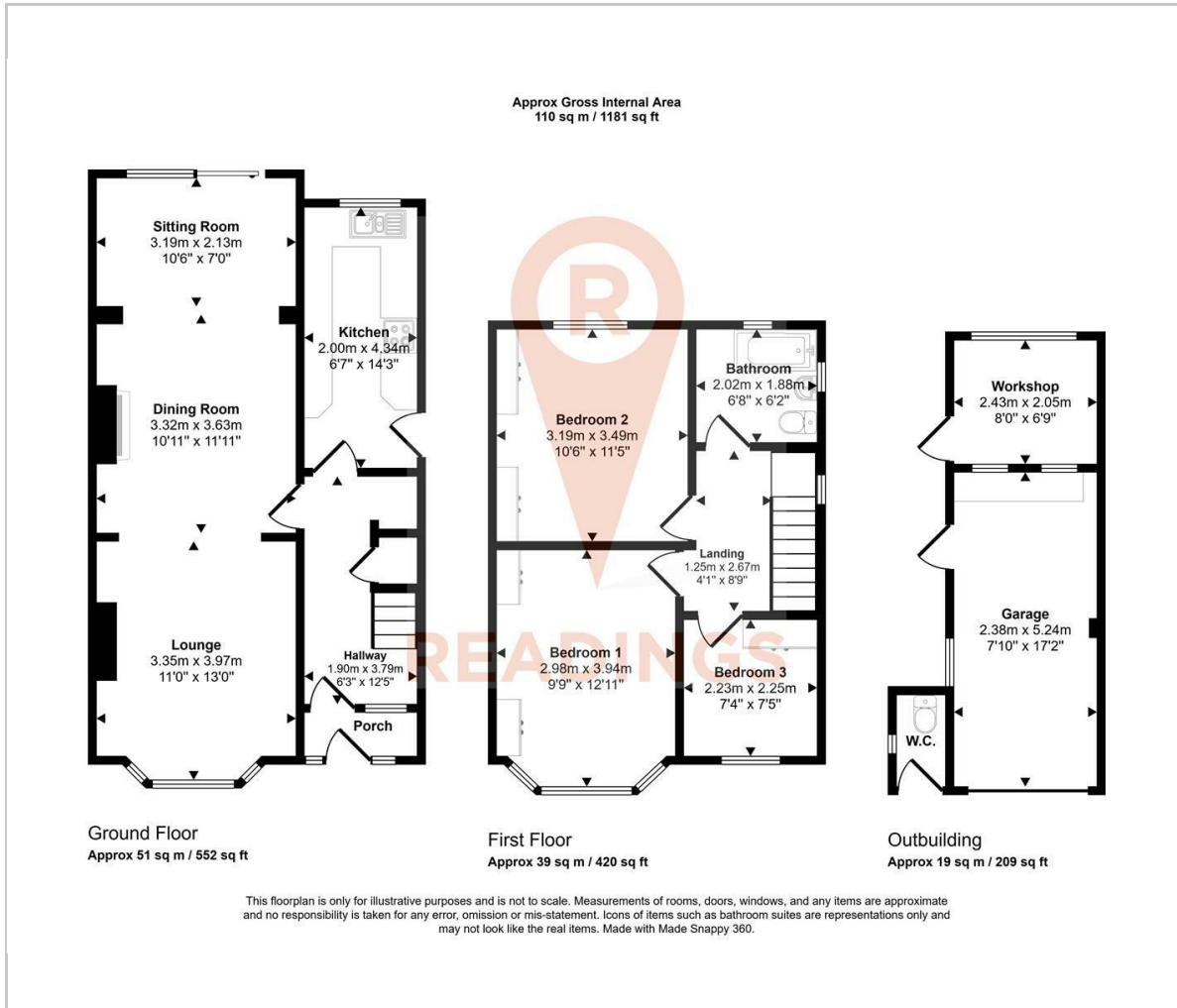
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can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

