



READINGS

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Gooding Close

Leicester, Leicester, LE3 1BS

Offers In The Region Of £210,000



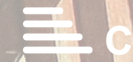
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Gooding Close

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An extended house with three/four bedrooms. Upon entering, you'll find a spacious entrance hall, a convenient storage cupboard, the lounge/dining room is a versatile space a kitchen, rear lobby, additional sitting room, which could also be used as a bedroom, office, or entertainment area. The adjacent wet room provides added convenience, making this space adaptable to various lifestyles.

Ascending the staircase, you'll find three generously sized double bedrooms and another bathroom.

A driveway at the front provides convenient parking space, while the rear garden is low maintenance and features a versatile store/home office complete with power and light, providing an ideal space for work, hobbies, or storage.

The house has UPVC double glazed windows and doors and central heating is efficiently managed by a combi boiler.

This property is being sold with no onward chain, facilitating a smooth and swift transition for the fortunate new owners.

In summary, this three bedroom mid town house on Gooding Close presents an opportunity to acquire a well-extended and thoughtfully designed home. With versatile spaces and a convenient location, contact us today to arrange a viewing and explore all that this property has to offer.

Entrance hall

Lounge/dining room

Sitting room/bedroom

Shower/wet room

Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom

Outside store/office

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.

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.

Stamp Duty

You pay stamp duty at these rates if, after buying the property, it is the only residential property you own. You usually pay 3% on top of these rates if you own another residential property.

Property Stamp Duty Rates

Up to £250,000 Zero

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example:

In November 2023 you buy a house for £295,000. The Stamp Duty you owe will be calculated as follows:

0% on the first £250,000 = £0

5% on the final £45,000 = £2,250

total SDLT = £2,250

IF YOU'RE BUYING YOUR FIRST HOME

You can claim a discount (relief) if the property you buy is your first home. This means you'll pay:

Zero Stamp Duty up to £425,000

5% Stamp Duty on the portion from £425,001 to £625,000

You're eligible if you and anyone else you're buying with are first-time buyers.

If the price is over £625,000, you cannot claim the relief.

Example:

You are a first-time buyer and purchase a property for £500,000. The Stamp Duty you owe will be calculated as:

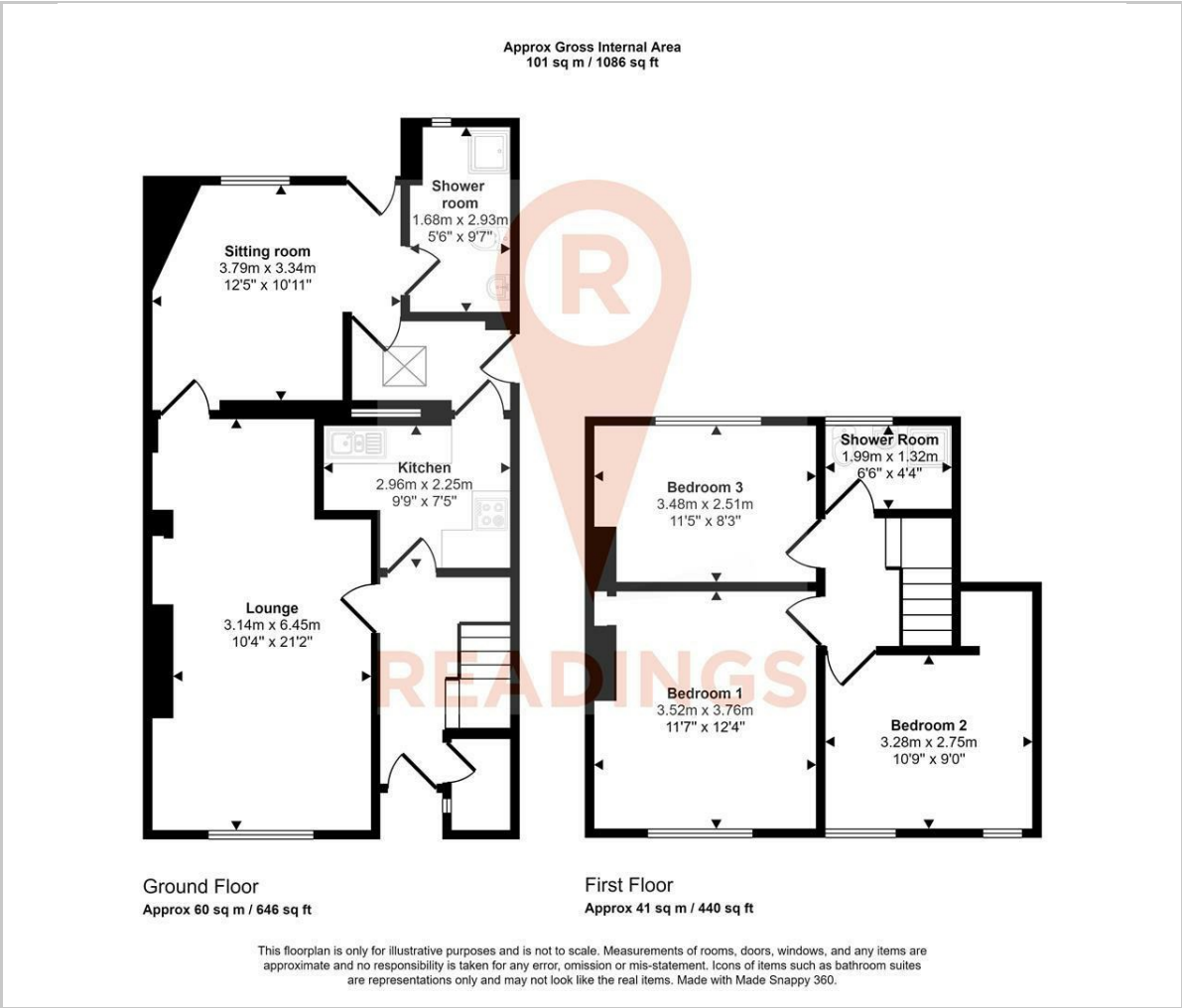
0% on the first £425,000 = £0

5% on the remaining £75,000 = £3,750

Total Stamp Duty = £3,750

It is recommended buyers check Stamp Duty rates for their particular situation on the Government website.

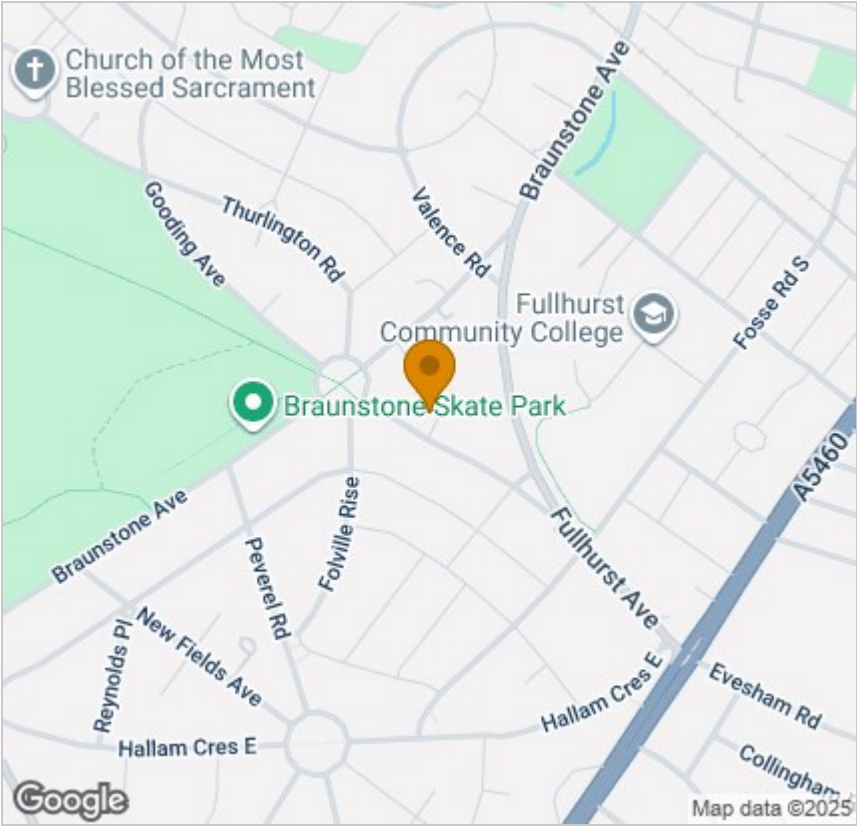
Floor Plan



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

