READINGS
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Haddenham Road

Off Narborough Road, Leicester, LE3 2BG

£195,000

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This well-proportioned two-bedroom mid-terrace home enjoys a sunny south-facing garden and a modern feel that's sure to generate strong interest. Set within a well-established and convenient location, the property is just moments from the amenities of Narborough Road and within easy reach of the ever-popular West End, known for its excellent selection of bars, bistros and restaurants. The accommodation briefly comprises a front forecourt, an inviting lounge, separate dining room, a fitted kitchen, two generous double bedrooms and a bathroom. A shared side access leads to the rear garden, which is south-facing, slightly larger than average, and benefits from a couple of useful brick storage outbuildings.
Early viewing is highly recommended.

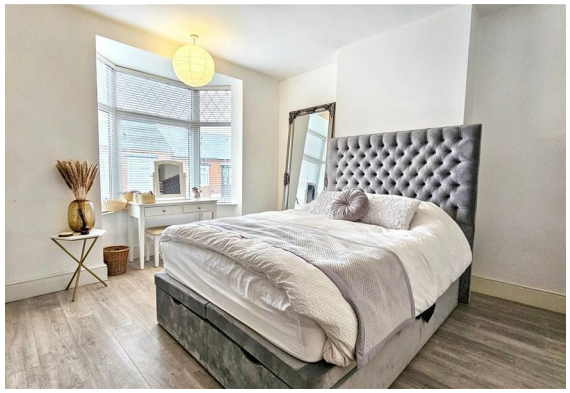
Property Information

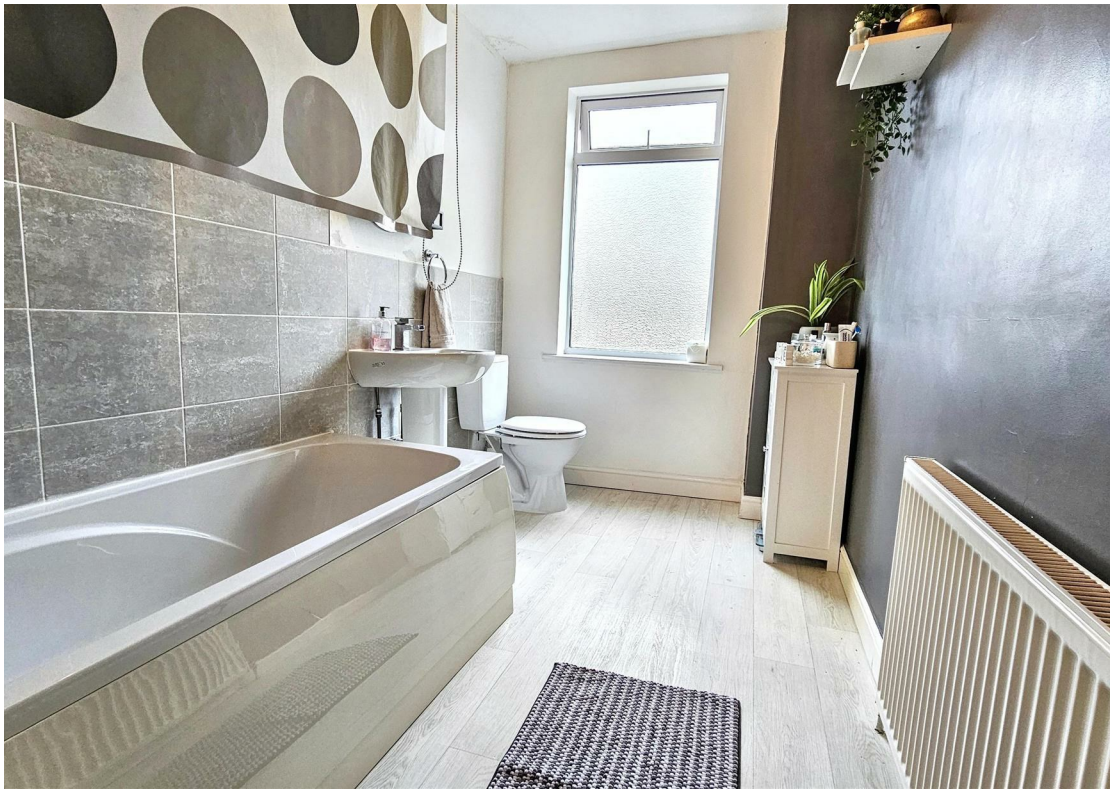
Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: A
Type of Construction: Standard
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: None
Annual Estate Management Charge 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.

























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.

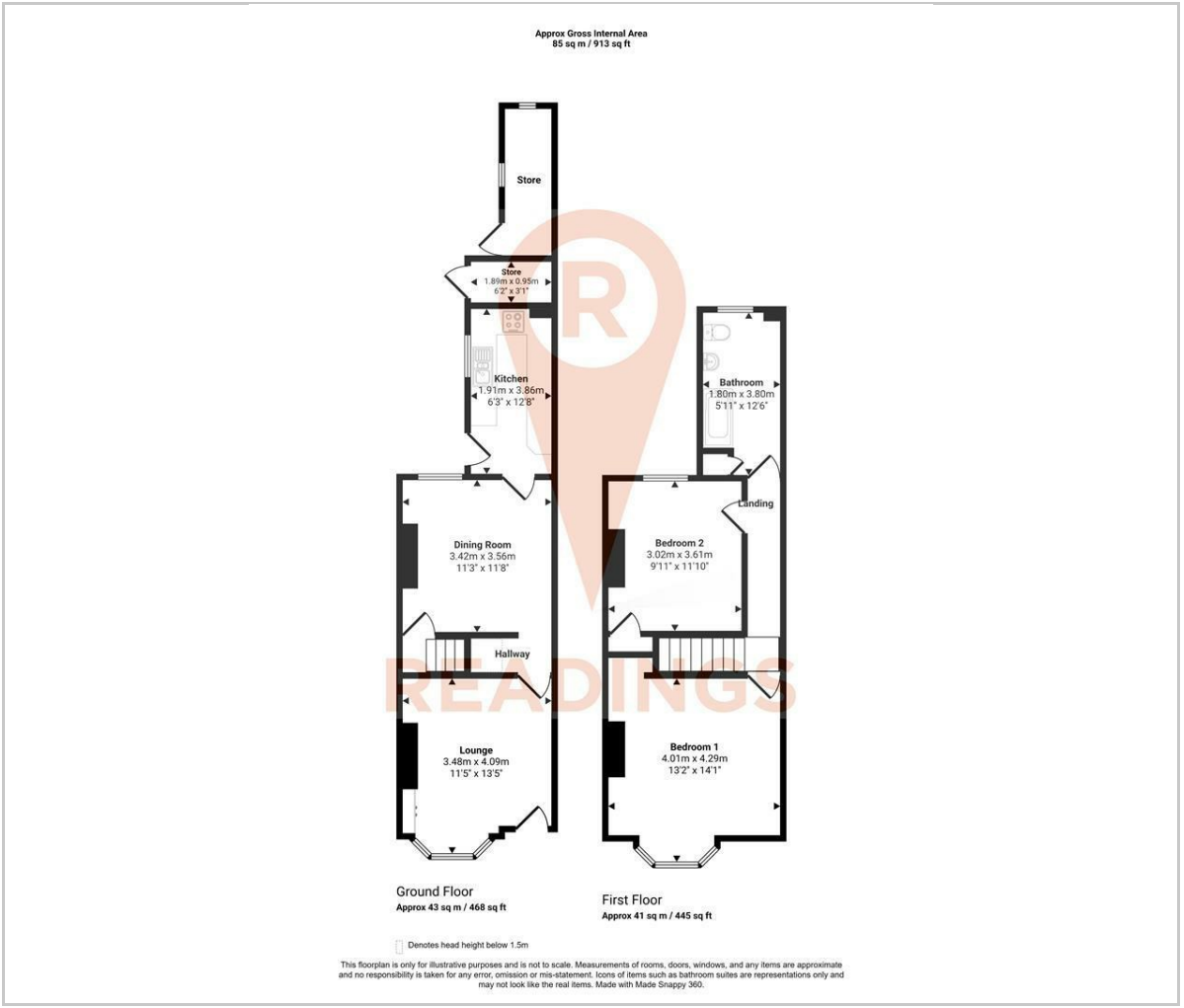
Anti Money Laundering

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.

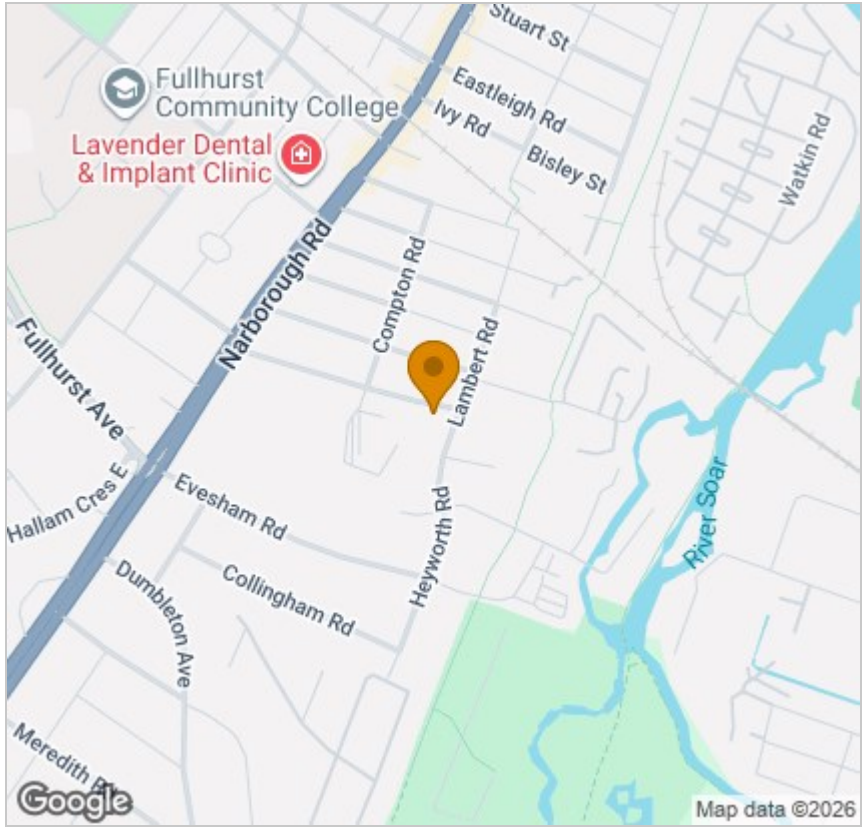
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

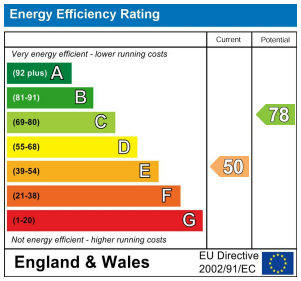
Floor Plan



Area Map



Energy Efficiency Graph



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.