



# READINGS

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Poppy Close

Countesthorpe, Leicester, LE8 5XY

**£229,950**





## Poppy Close

Countesthorpe, Leicester, LE8 5XY

This modern semi-detached home is perfect for first-time buyers or as a buy-to-let investment! Located in a popular village with plenty of amenities nearby, it's sure to catch a lot of attention.

Offered for sale with the benefit of no onward chain, inside, the uPVC double-glazed and gas centrally heated accommodation offers a comfortable layout. There's a well-sized lounge at the front, complete with a handy storage cupboard. The inner hallway leads to the stairs and a convenient downstairs toilet. At the rear, you'll find a dining kitchen with plenty of storage.

Upstairs, there are two good-sized double bedrooms and a bathroom. Outside, the property has a neat front garden, driveway to the side for tandem parking and a surprisingly large south facing rear garden with a useful shed.

Don't miss out—book a viewing today!

### Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: B

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: Very low

Annual Estate Management Charge If Applicable:

The property is being 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

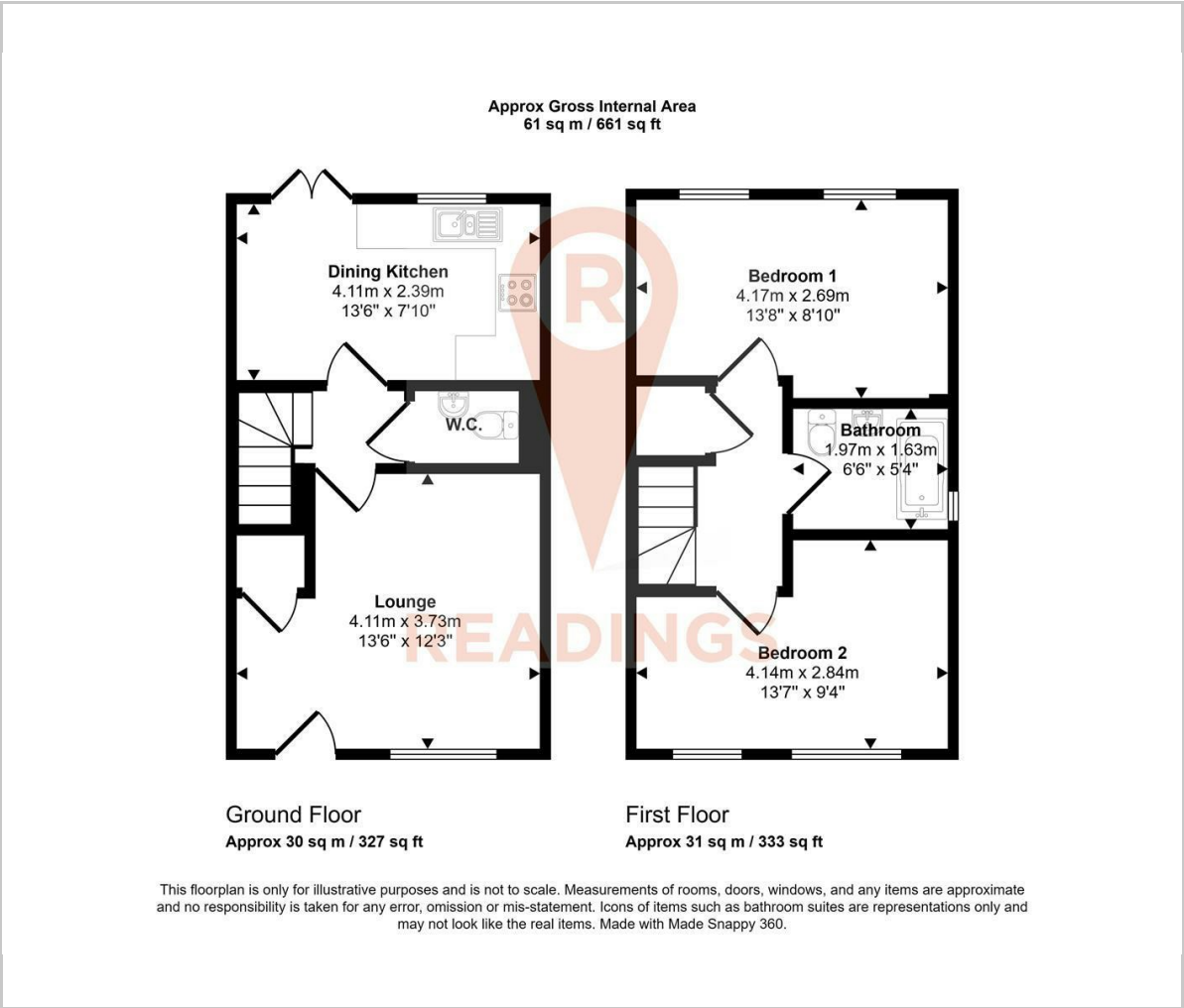
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand).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

### Consumer Protection Legislation

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.



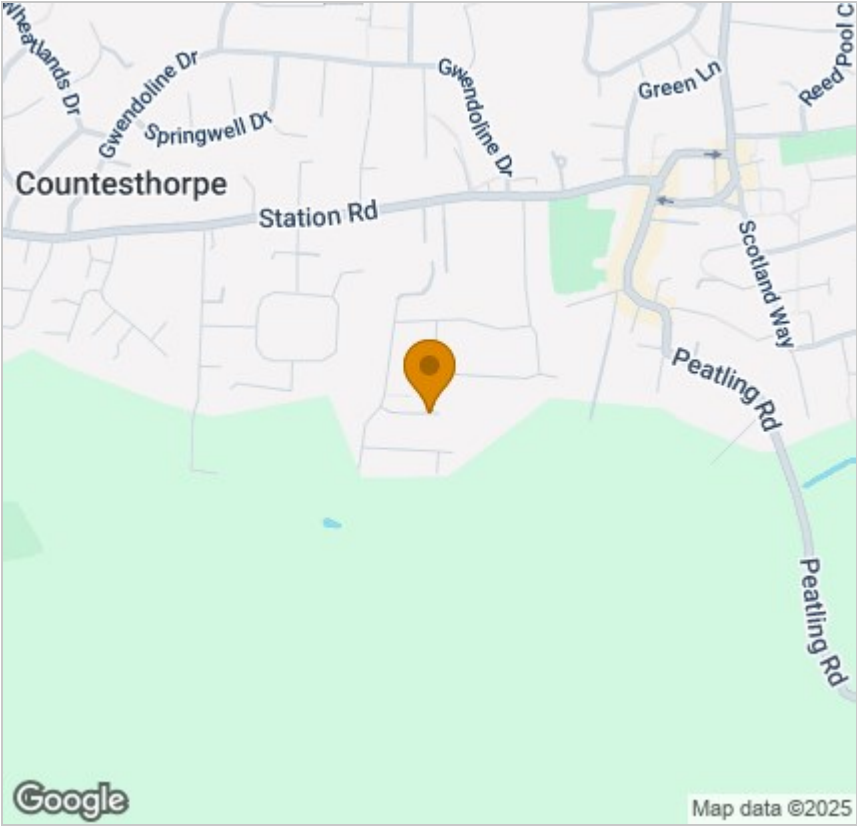
Floor Plan



Viewing

Please contact our 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

