



# READINGS

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Ambleside Drive  
Eyres Monsell, Leicester, LE2 9FB

Offers In The Region Of £189,950



# Ambleside Drive

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Offered for sale with the benefit of no onward chain this three bedroom mid town house is considered ideal for families looking to purchase a spacious home at an affordable price level. With UPVC double glazing and gas central heating from a modern Worcester boiler the accommodation comprises of an entrance porch and hall, spacious lounge, kitchen, rear lobby and storage cupboard, landing, three bedrooms, bathroom and separate WC. There's a block paved area to the front which subject to a dropped kerb being installed would make an ideal driveway and a shared entry to the side gives access to a larger than average rear garden with useful stores. An ideal family home in a popular location.

Council Tax Band - A.

## Porch and hall

### Lounge

16'7" x 12'10" (5.08m x 3.93m)

### Kitchen

12'11" x 6'10" (3.95m x 2.10m)

### Rear lobby

### Landing

### Bedroom one

12'5" x 10'9" (3.79m x 3.30m)

### Bedroom two

12'5" max x 8'6" max (3.79m max x 2.61m max)

### Bedroom three

8'2" x 8'0" (2.49m x 2.45m)

### Bathroom

5'6" x 4'11" (1.68m x 1.51m)

### Separate WC





### 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.

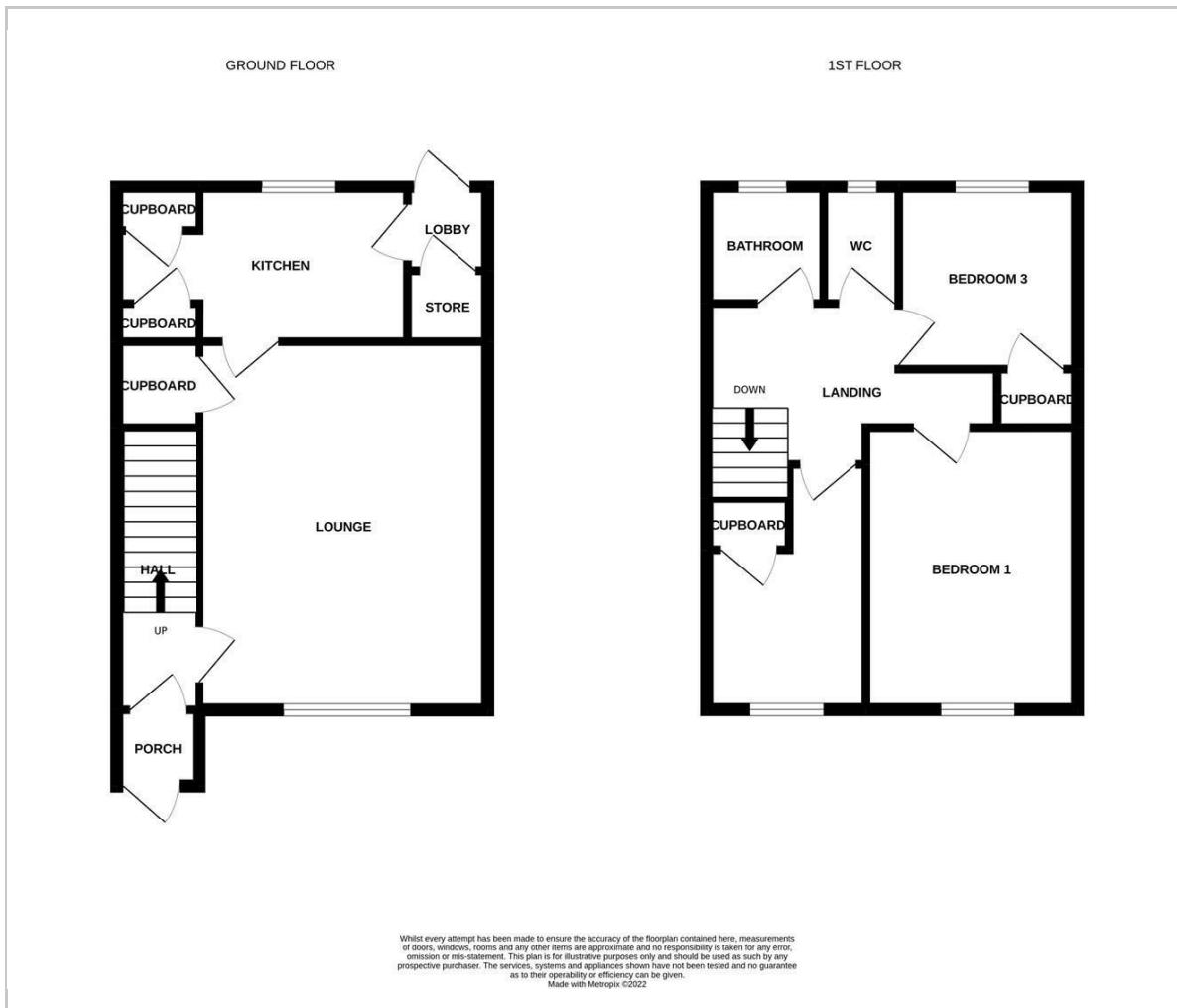
### Consumer Protection Legislation

**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.

### 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.

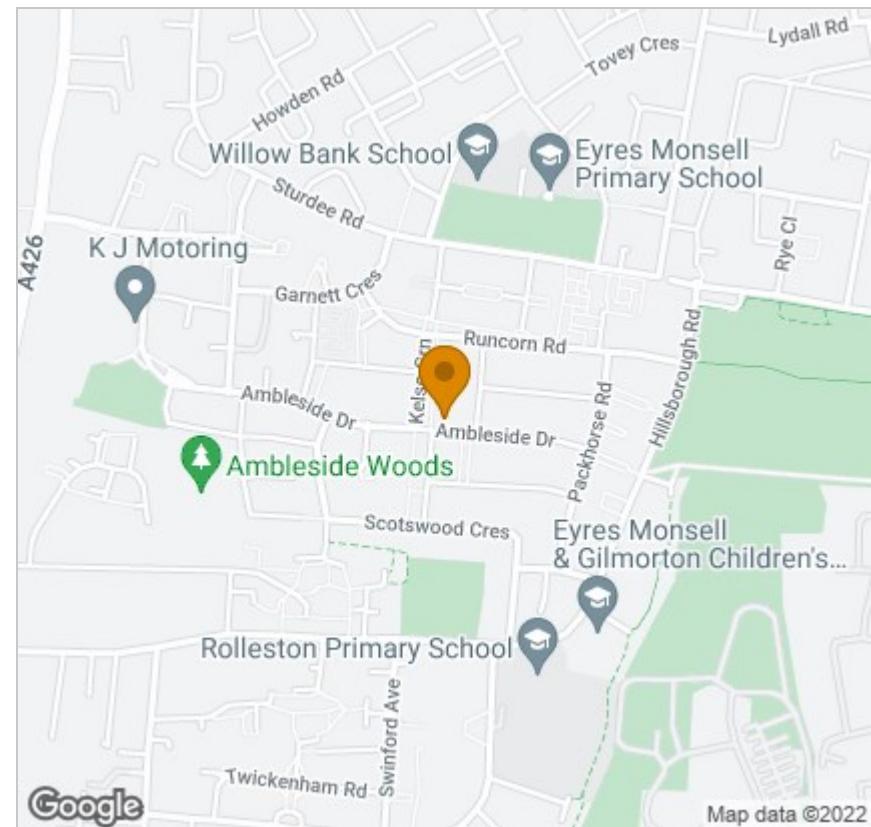
## Floor Plan



## 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

