



READINGS

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Canterbury Terrace
Leicester, Leicester, LE3 1AA

£270,000



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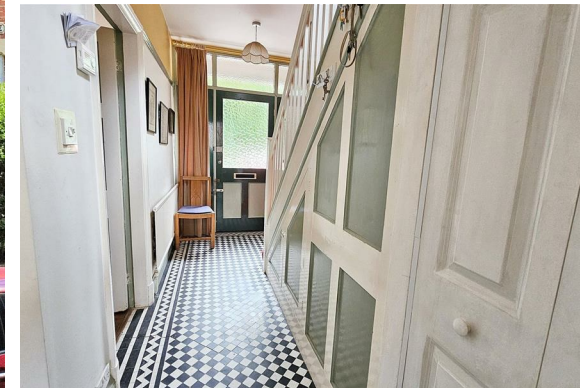
This charming home enjoys a lovely spot on a popular road right across from Westcotes Park. It's close to the corner of Canterbury Terrace and Imperial Avenue, where you'll find Fullhurst Community College—making it a great choice for families.

Step inside and you'll notice the character straight away. The entrance hall features beautiful stained glass leaded windows and a classic Minton tiled floor. There are a couple of handy storage cupboards under the stairs too. At the front of the house, there's a spacious lounge with a bay window and a cosy log-burning stove.

Toward the back, there's a second reception room that's currently set up as a dining room. It opens out onto the garden, making it ideal for entertaining. The kitchen has a quarry tiled floor, ample storage, solid oak worktops and a door leading to a side lobby area. Off that, there's a utility space with room for a washing machine and a convenient downstairs toilet.

Upstairs, you'll find two double bedrooms, a good-sized third bedroom and a family bathroom. There's also an airing cupboard that houses the boiler.

Outside, the home has a neat front garden, side access and a lovely rear garden with a smart storage shed tucked away in the corner. All in all, it's a really welcoming family home, and we'd definitely recommend an early viewing to avoid missing out.





Property Information

Tenure: Freehold

Local Authority: Leicester City

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: N/A

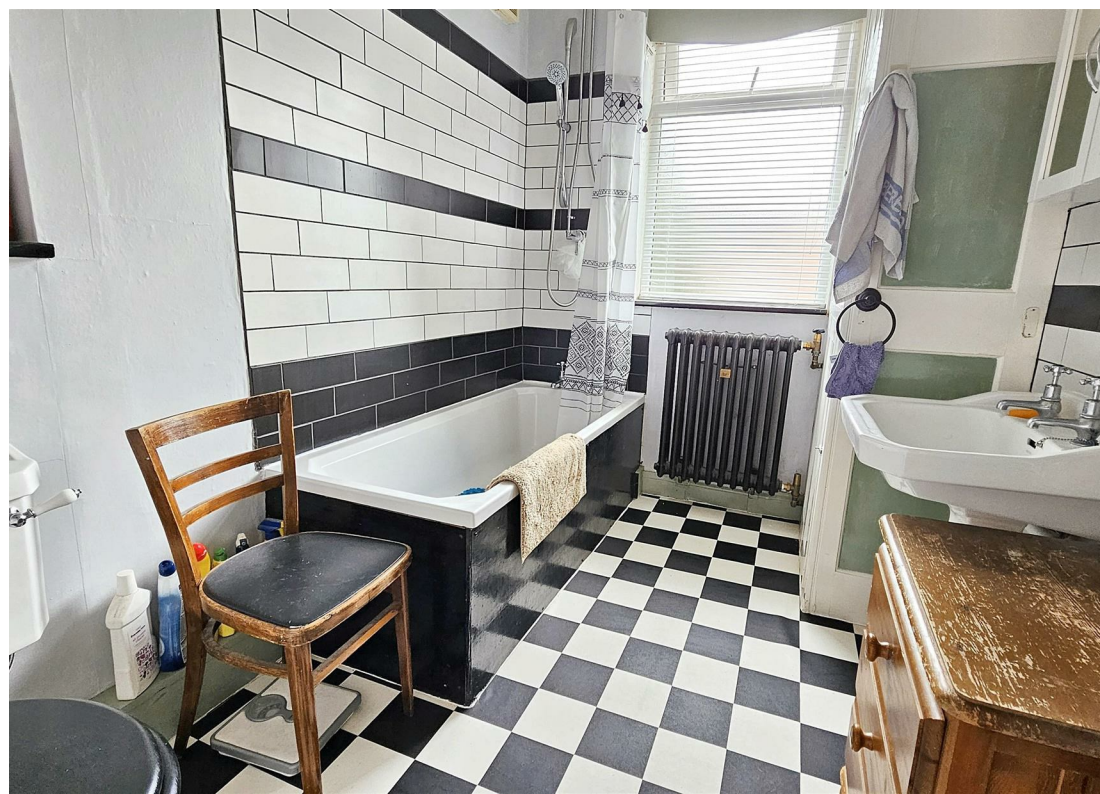
The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

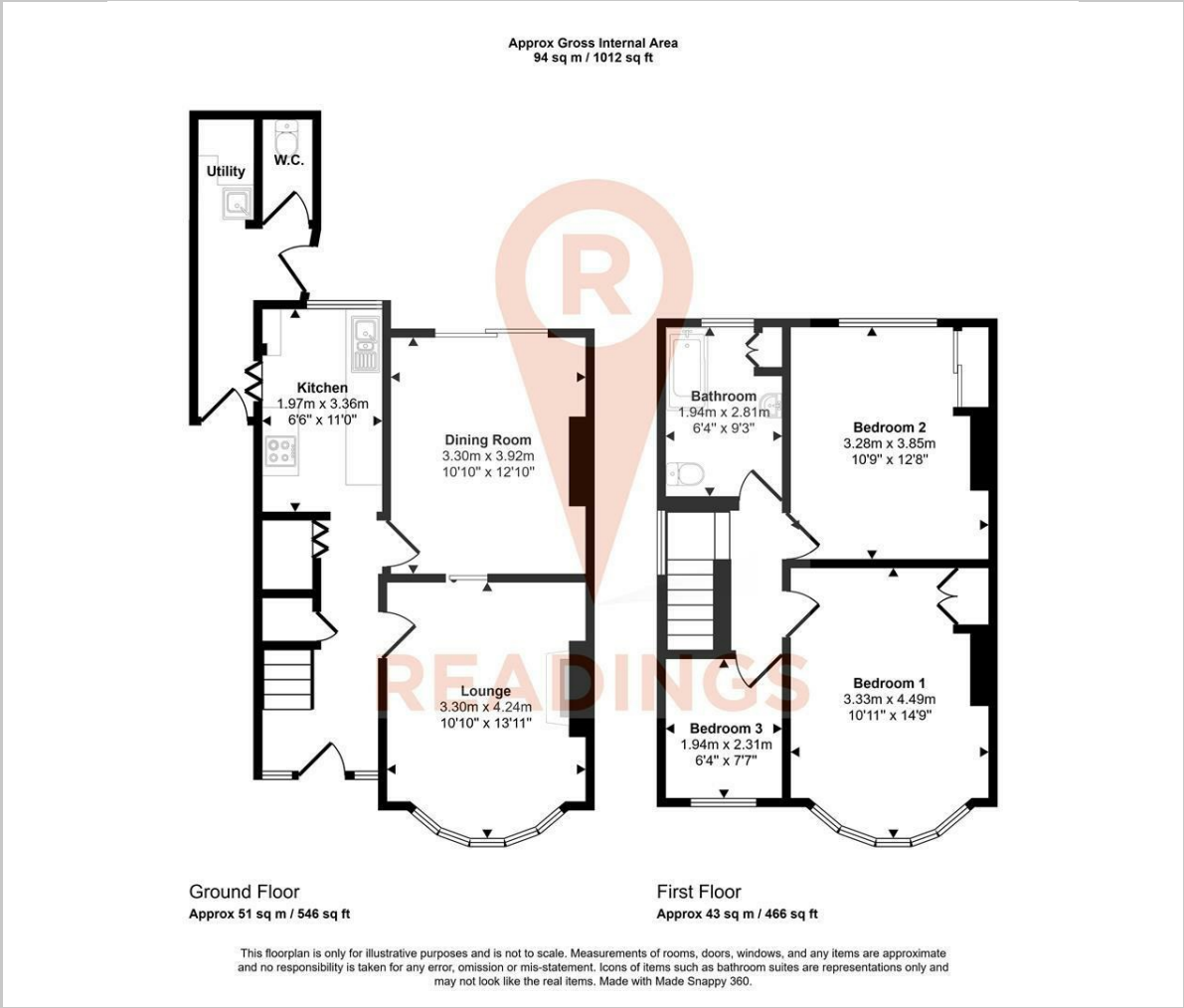
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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.



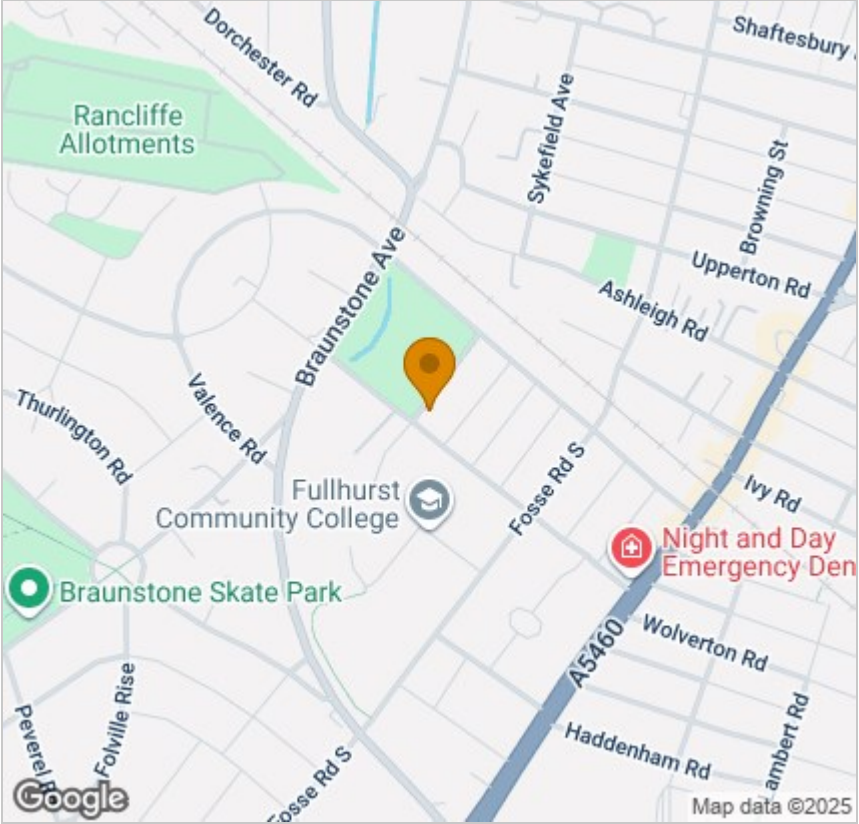
Floor Plan



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

