



# READINGS

www.readingspropertygroup.com



Regent Street

Oadby, Leicester, LE2 4DN

**£230,000**





## Regent Street

Oadby, Leicester, LE2 4DN

Being offered for sale with no onward chain, this two-bedroom mid-terrace home sits in a slightly elevated spot with a tidy front garden on a popular road in Oadby. You're just a short walk from all the shops and restaurants along The Parade, right across from Asda Superstore and have easy access into the city centre and train station.

Inside, the open-plan lounge and dining area feels bright and spacious and the kitchen has been enlarged, offering plenty of cupboard and worktop space. There's also a handy uPVC side porch.

Upstairs, the main bedroom at the front is a comfortable double, while the second bedroom and bathroom (with a three-piece suite) are tucked away at the back.

The rear garden is a real surprise – much bigger than you'd usually expect with a terrace. It's a great mix of lawn and patio areas, plus a shed at the end.

All in all, this would make an ideal first home or a smart buy-to-let investment. We'd recommend booking a viewing sooner rather than later!

### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: A

Type of Construction: Brick

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: No risk

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

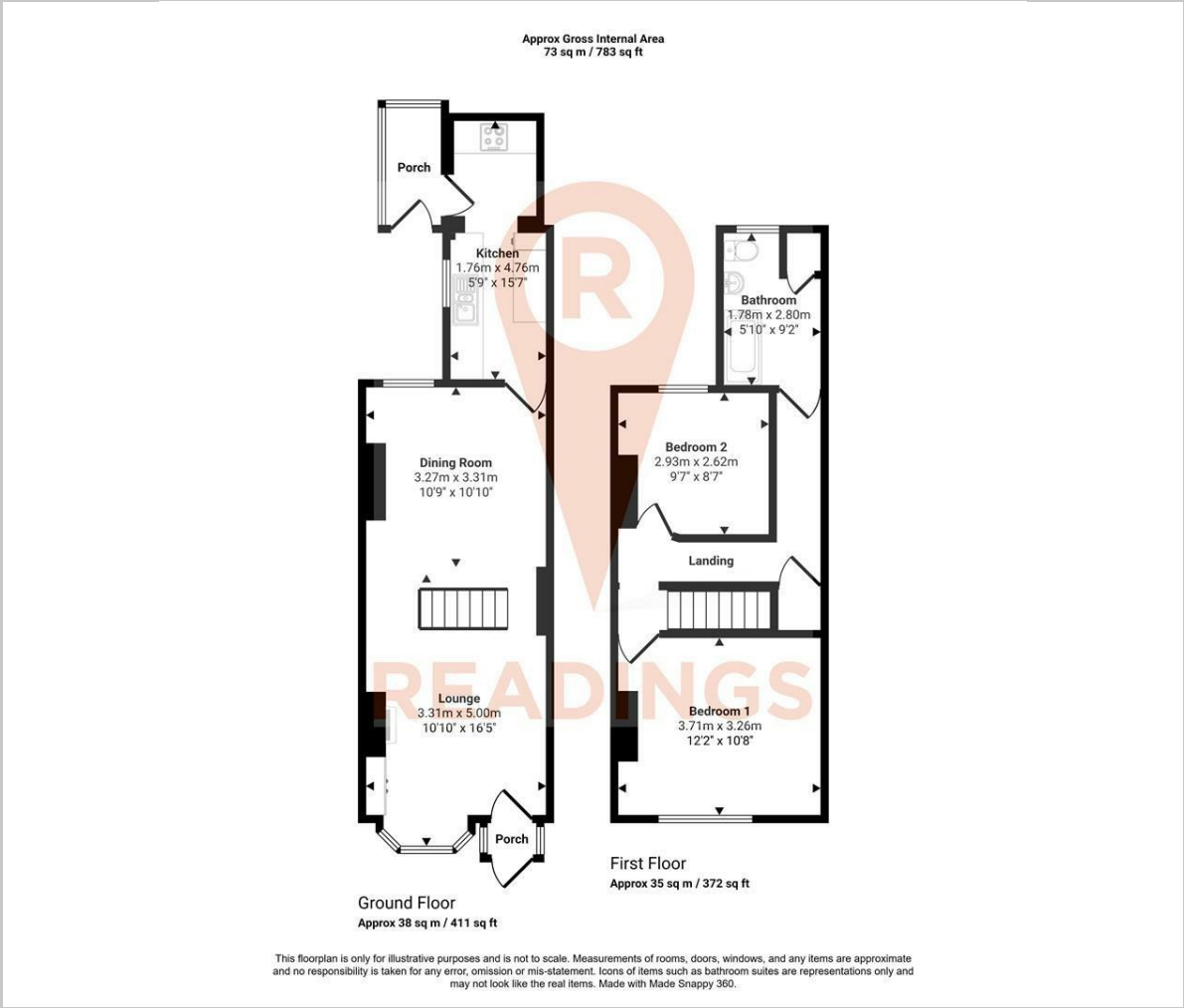
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can 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.





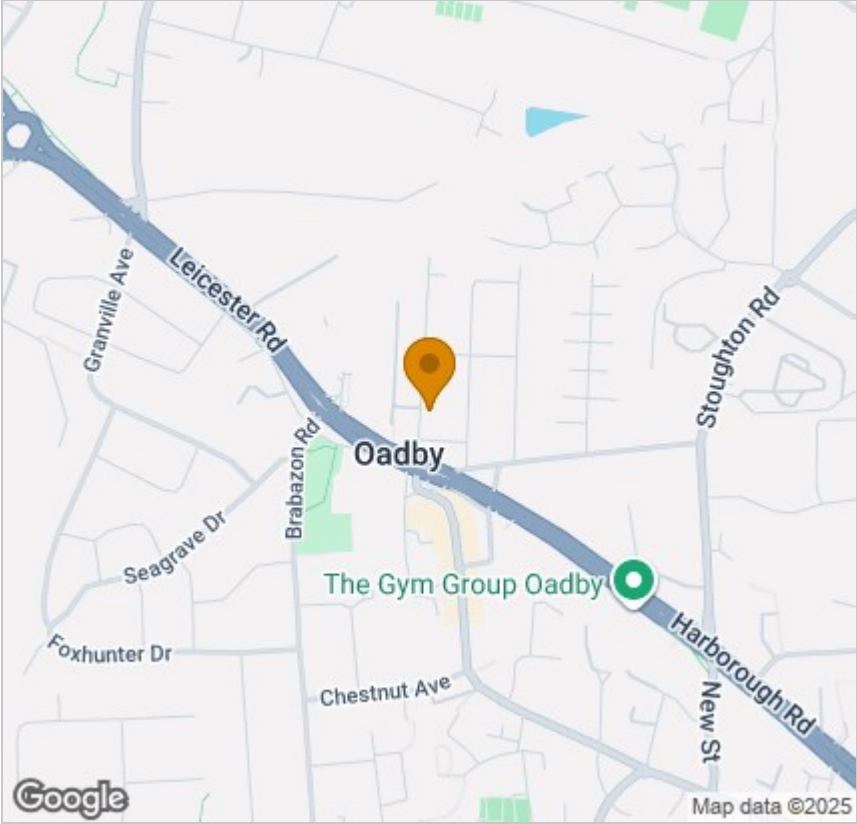
Floor Plan



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.

Area Map



Energy Efficiency Graph

