



READINGS

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Castle Fields

Leicester, LE4 1AN

Offered for sale with no onward chain this three bedroom semi detached house occupies a wider than average plot with a garden, driveway and garage to the side. With potential to extend subject to the usual consents the accommodation currently comprises of an entrance hall, lounge, dining room, kitchen with modern boiler, landing, three bedrooms and a bathroom. Gardens to the front, side and rear, driveway and single garage. An early viewing is recommended to avoid missing out.

Council tax band - B
£215,000

Castle Fields

, Leicester, LE4 1AN



Entrance hall

Lounge

13'3" x 12'4" (4.04m x 3.78m)

Dining room

10'11" x 7'8" (3.33m x 2.36m)

Kitchen

10'11" x 7'6" (3.33m x 2.31m)

Landing

Bedroom one

15'2" max x 8'10" (4.63m max x 2.70m)

Bedroom two

9'0" x 9'1" (2.75m x 2.78m)

Bedroom three

6'7" x 6'5" (2.03m x 1.98m)

Bathroom

6'2" x 6'2" (1.90m x 1.90m)

Garage

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

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

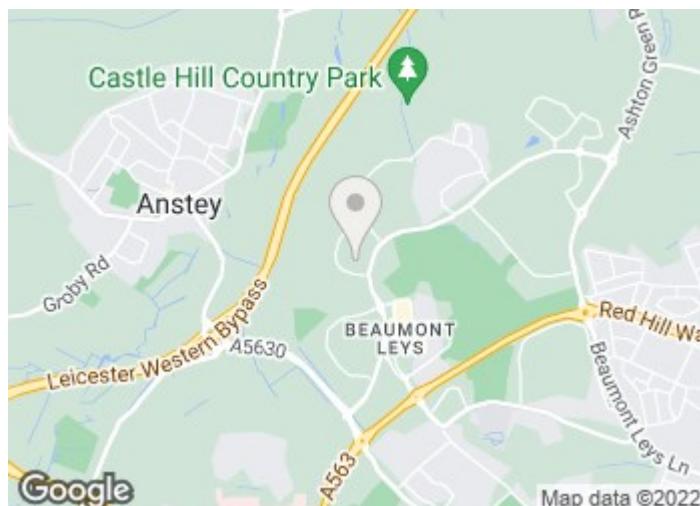
view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

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.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	