



READINGS

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New Bridge Road

Glen Parva, Leicester, LE2 9TG

£239,950



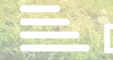
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Set in a fantastic position with the Grand Union Canal to the front and the River Sence to the rear, this property enjoys some truly stunning views, with scenic canal walks and country footpaths right on the doorstep — perfect for walkers and anyone who enjoys the outdoors. The house itself is a more modern build, although it would now benefit from updating throughout. Inside, there's an entrance hall, downstairs WC, spacious lounge and a dining kitchen. Upstairs, the landing leads to three bedrooms, including a main bedroom with en suite shower room, along with a family bathroom.

The property would benefit from modernisation, including updated fittings, new floor coverings and redecoration, giving buyers a great opportunity to put their own stamp on it.

Outside, there's a driveway, single garage with an electric door and a rear garden with a shed completing the home.

Early viewing is highly recommended to avoid missing out on this superbly located property.

Property Information

Tenure: Freehold

Local Authority: Blaby

Council Tax Band: C

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 sold 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.

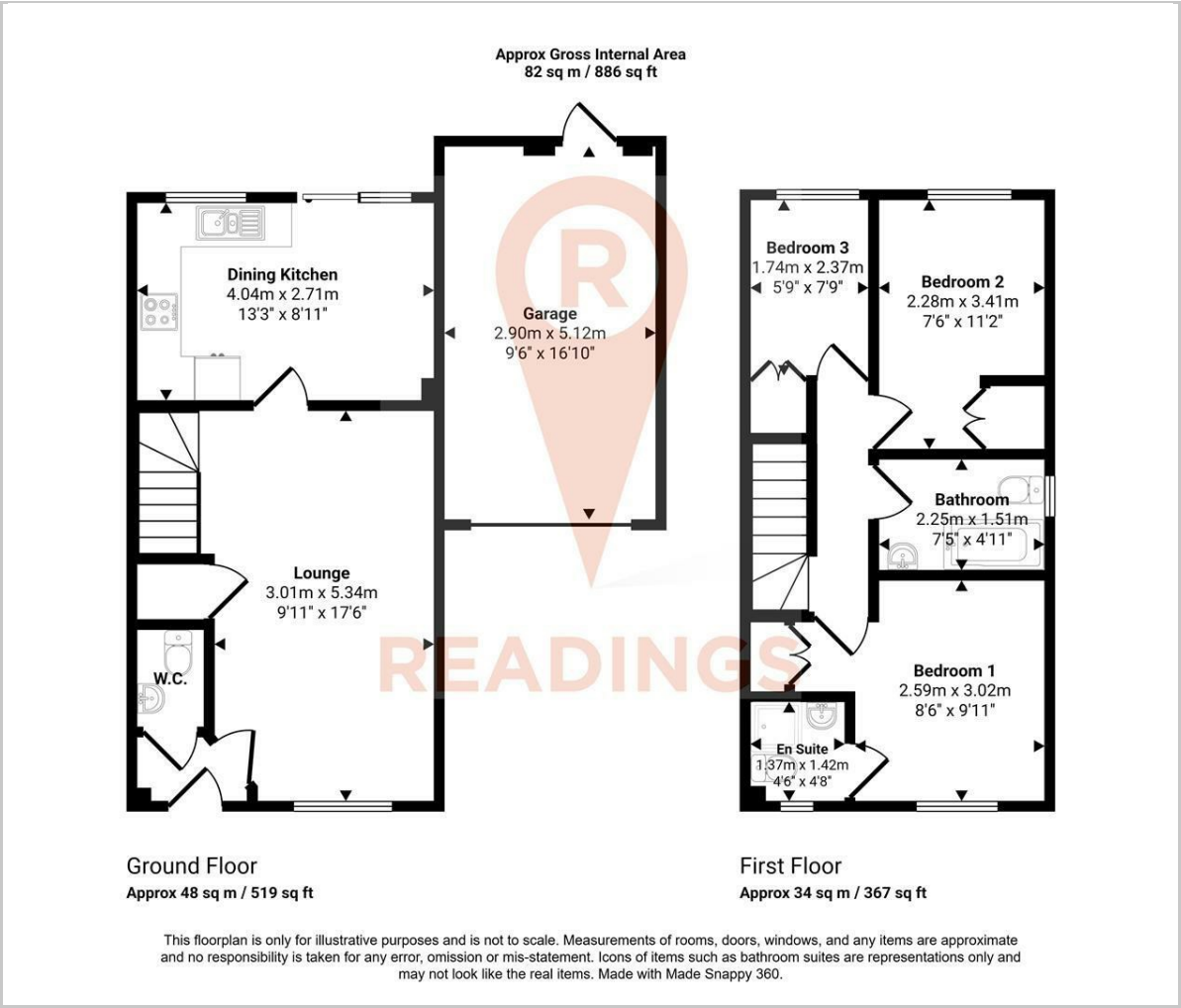
Anti Money Laundering

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.



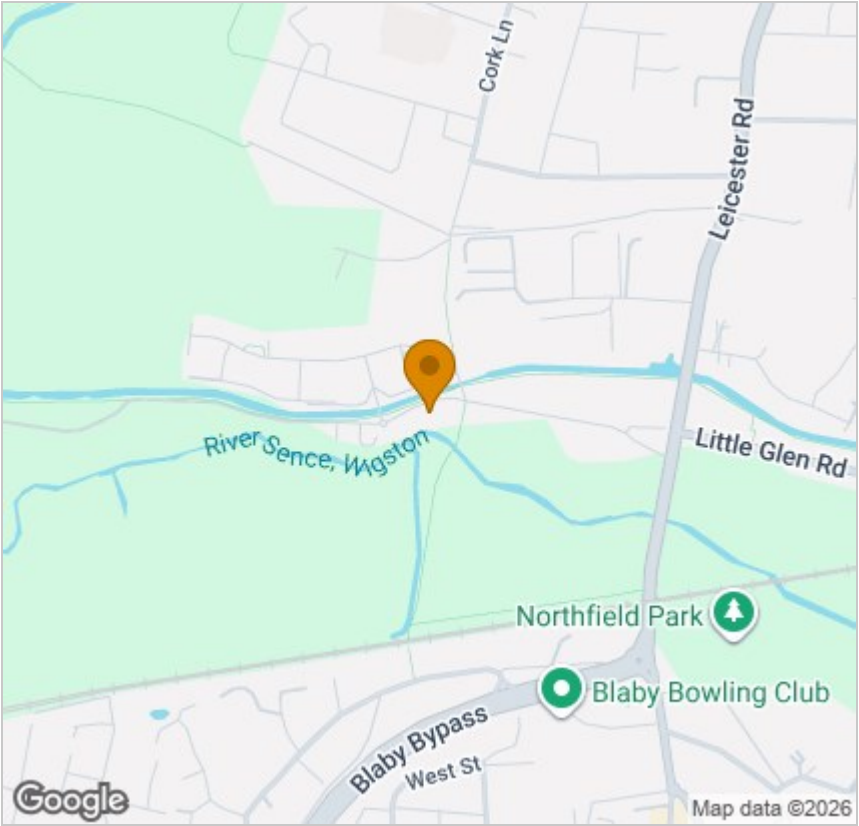
Floor Plan



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

