READINGS

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Bassett Street

Leicester, Leicester, LE3 5EB

£170,000

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Leicester, Leicester, LE3 5EB

This two-bedroom mid-terrace property is sure to appeal to both first-time buyers and buy-to-let investors alike.
Situated in a popular residential location, the home benefits from uPVC double glazing and gas central heating provided by a modern combination boiler.
The accommodation briefly comprises two reception rooms and a larger-than-average kitchen. To the first floor are two double bedrooms, a versatile landing area offering space for a dressing area or additional storage, and a modern shower room.
Externally, the property has a shared side passage leading to an attractive courtyard garden.
Resident permit parking is available on the road, with a number of visitor parking spaces located nearby.
Early viewing is highly recommended to avoid missing out.

Property Information

Tenure: Freehold
Local Authority: Leicester City
Council Tax Band: A
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: Medium
Annual Estate Management Charge If Applicable: n/a
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.























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.

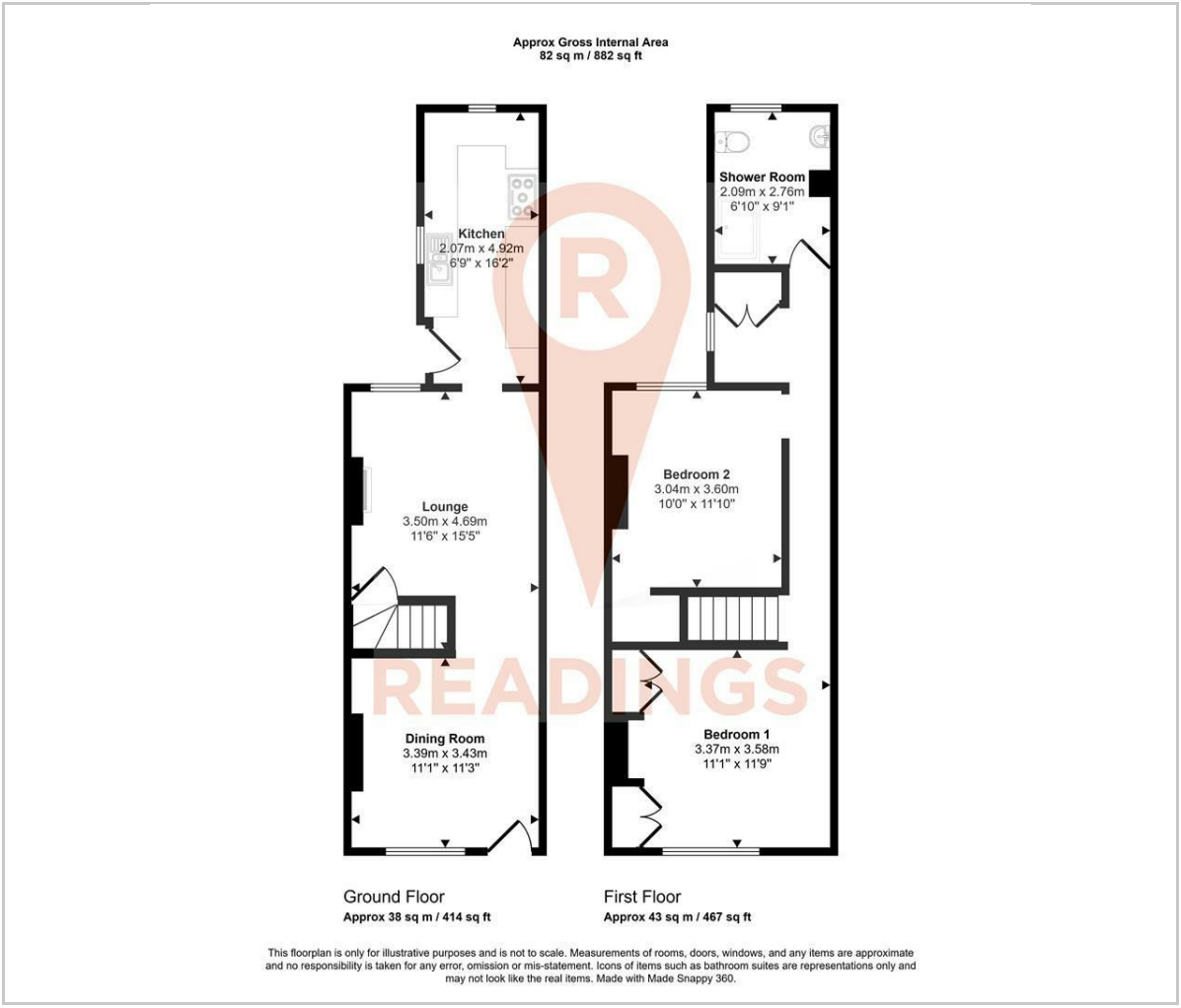
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

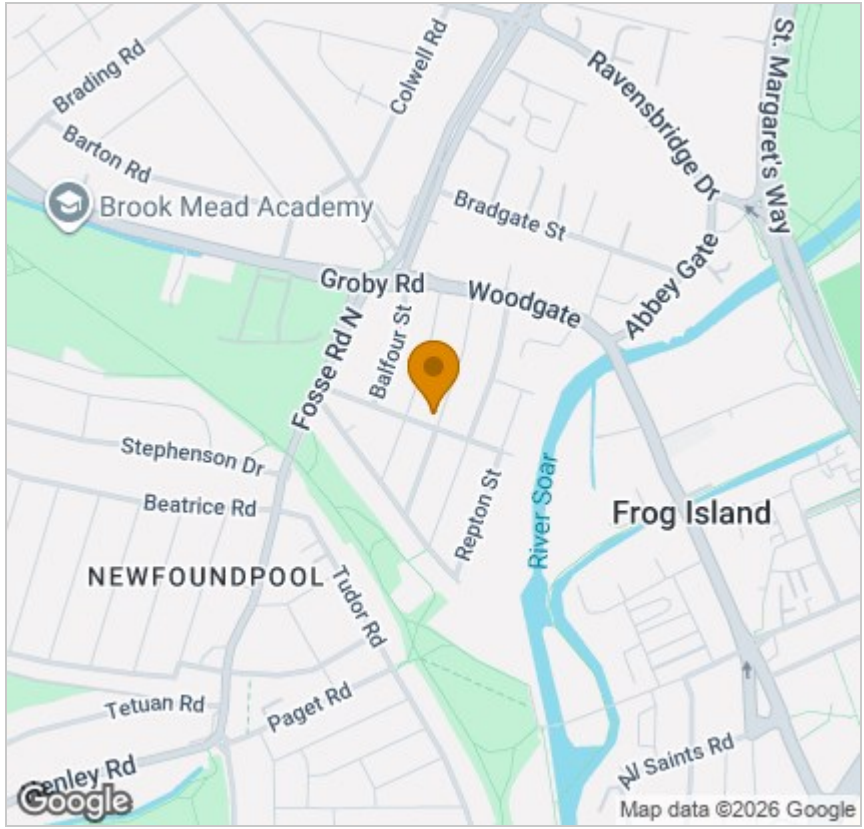
Consumer Protection Legislation

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.

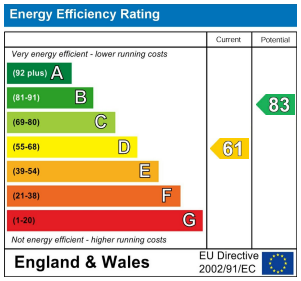
Floor Plan



Area Map



Energy Efficiency Graph



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.