



# READINGS

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Burnmoor Street  
Leicester, LE2 7JJ

**Offers In The Region Of £177,000**



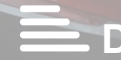
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## Burnmoor Street

, Leicester, LE2 7JJ

**\*\* INVESTMENT PROPERTY \*\*  
OFFERED FOR SALE WITH  
TENANTS IN SITU \*\* SUBJECT TO  
EXISTING ASSURED SHORTHOLD  
TENANCY AGREEMENT WITH RENT  
AT £640PCM \*\***

A two bedroom Victorian terrace Lying close to the West End district of the city, it benefits from the usual creature comforts such as UPVC double glazing and gas central heating. Internally you will find two well proportioned reception rooms, kitchen with built-in oven and hob. On the first floor there are two bedrooms and a nice sized bathroom. Paved rear garden and outbuildings complete the accommodation.

### Lounge

36'8" x 32'9"29'6" (11.2" x 10'9")

### Dining room

39'4" x 32'9"29'6" (12' x 10'9")

### Kitchen

39'4" x 16'4"32'9" (12' x 5'10")

### Landing

### Bedroom one

39'4"6'6" x 36'1"9'10" (12'2" x 11'3")

### Bedroom two

36'1"29'6" x 26'2"6'6" (11'9" x 8'2")

### Bathroom





### **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.

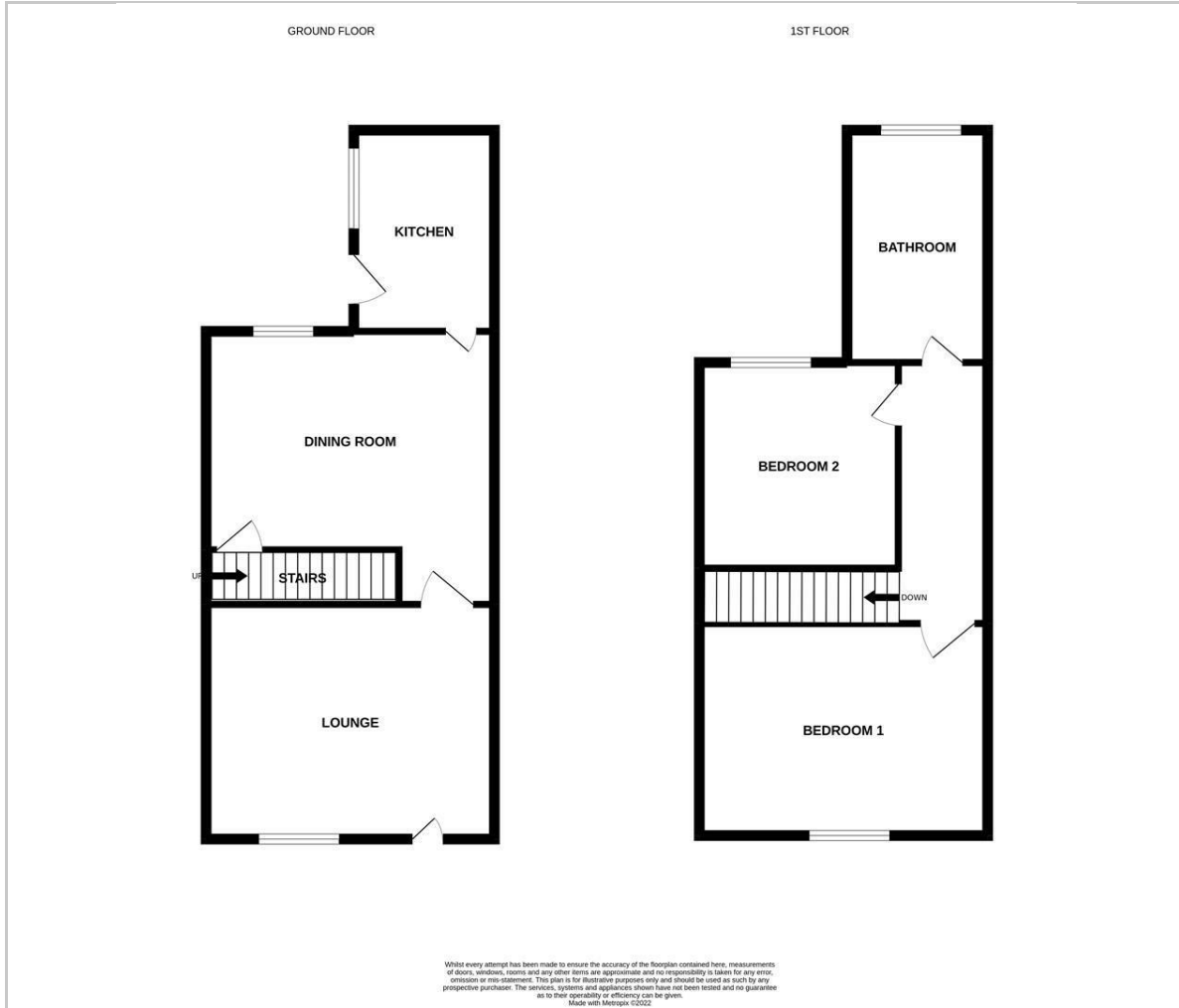
### **Tenure**

The property is being sold freehold and subject to the existing Assured Shorthold Tenancy Agreement 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**

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

