



READINGS

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Knighton Road

Leicester, LE2 3TS

Offers Over £250,000



A substantial three bedroomed end of terrace in need of renovation.. Previously used as two flats. 16m2 rear extension. Potential to convert to flats subject to planning consent.



Entrance hall 27'10" x .298'6" (8.49m x .91m)

Lounge 10'4" x 13'0" (3.16m x 3.98m)

Sitting Room 11'11" x 10'7" (3.65m x 3.25m)

Breakfast Room 14'1" 9'5" (4.30m 2.88m)

Inner hall

Cloak/WC 6'1" x 6'0" (1.86m x 1.83m)

Dining Room 18'9" x 8'11" (5.73m x 2.72m)

Landing

Bedroom 14.13m x 3.62m

Bedroom 2 11'11" x 11'0" (3.65m x 3.36m)

Kitchen/ Bed 3 12'5" x 6'5" (3.80m x 1.97m)

Bathroom 6'0" x 9'4" (1.85m x 2.87m)

Outside

Forecourt garden to the front. Shared side pedestrian access to good sized rear garden with timber structure.

Property Information

Tenure: Freehold

Local Authority: Leicester city Council

Council Tax Band:

Type of Construction: Traditional

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: None

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.

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.

Area Map



Floor Plans



Energy Efficiency Graph

