



# READINGS

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Averil Road  
Leicester, LE5 2DD

**Offers In The Region Of £275,000**





## Averil Road

, Leicester, LE5 2DD

Within a sought after location this three bedroom semi detached house is offered for sale with the benefit of UPVC double glazing, gas central heating and no onward chain. There is an entrance hall, cloaks/WC, lounge which opens through to a dining kitchen across the rear of the property and a utility/store to the side. Upstairs there are three bedrooms and a bathroom. Driveway providing off road parking and larger than average rear garden. Competitively priced this property is sure to generate plenty of interest. Council tax band B.

**Entrance hall**

**Cloaks/WC**

**Lounge**

**Dining kitchen**

**Utility/store**

**Landing**

**Bedroom one**

**Bedroom two**

**Bedroom three**

**Bathroom**







### **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.

### **Consumer Protection Legislation**

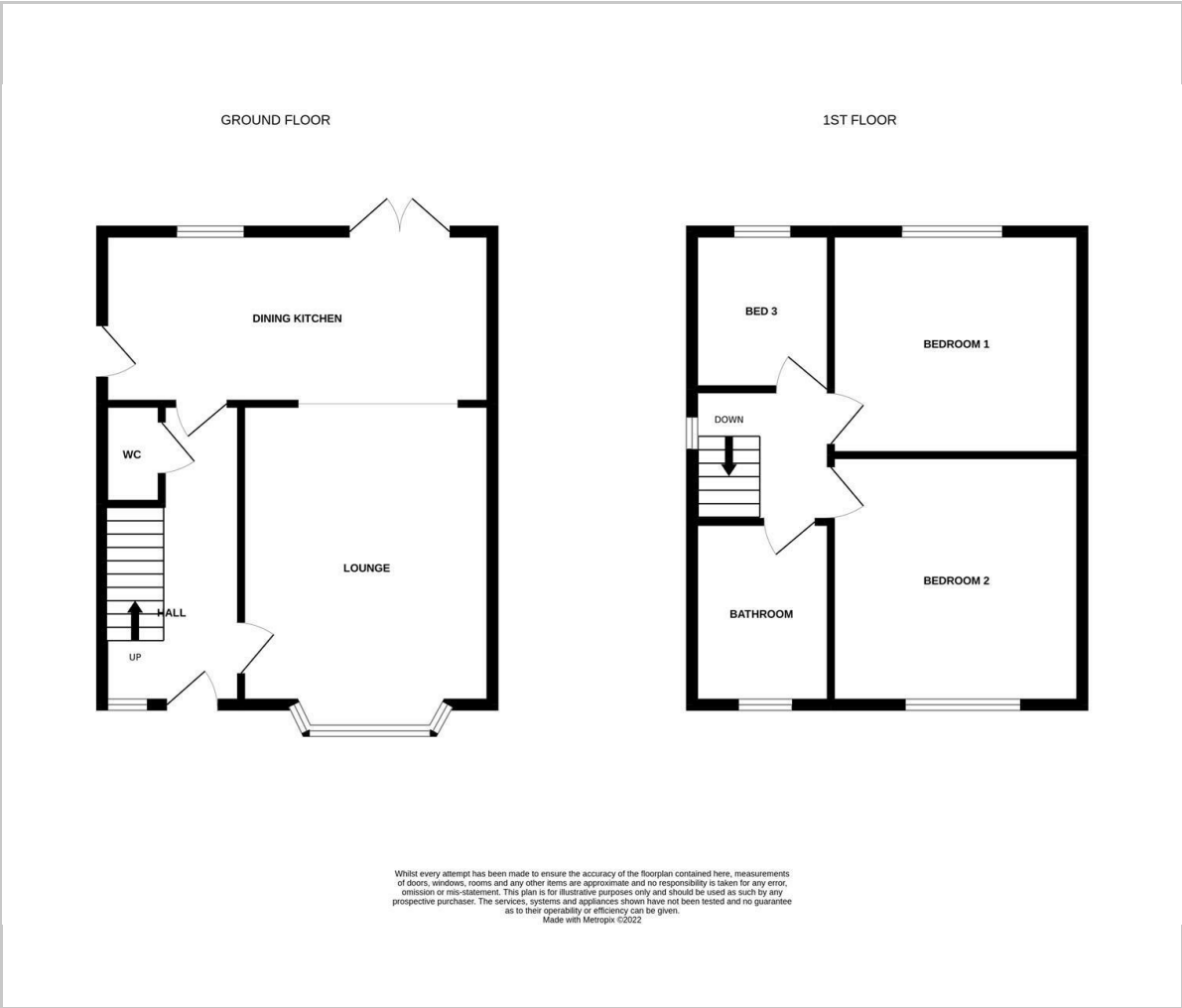
**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information 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.

### **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.



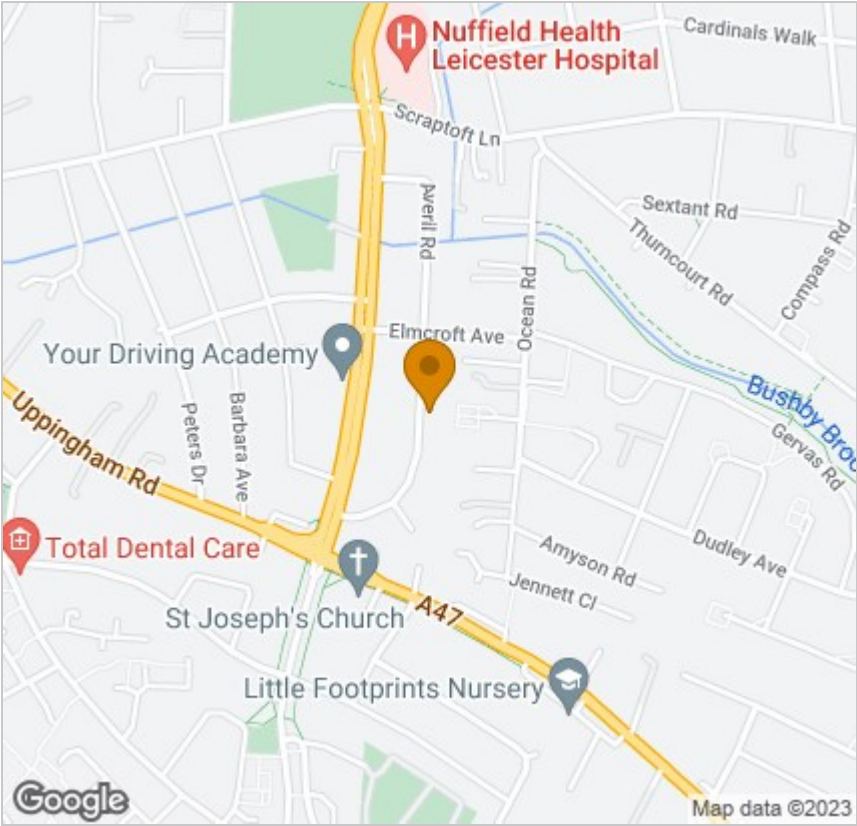
Floor Plan



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

