



READINGS

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Burton Close
Oadby, Leicester, LE2 4SQ

£220,000

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Burton Close

Oadby, Leicester, LE2 4SQ

Offered for sale with no onward chain, this three-bedroom mid-town house is tucked away towards the end of this close in the ever-popular area of Oadby. It would make an ideal first-time purchase or buy-to-let investment and has been sensibly priced to reflect the opportunity to freshen it up and add your own touch.

The property benefits from a front garden, entrance porch and a spacious lounge to the front, with a kitchen located at the rear. Upstairs, there are three bedrooms and a bathroom. An allocated parking space is also included, located in the car park at the top left of the close.

Properties in this area are always in demand, so early viewing is strongly recommended to avoid missing out.

Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: B

Type of Construction: Standard

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

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.





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

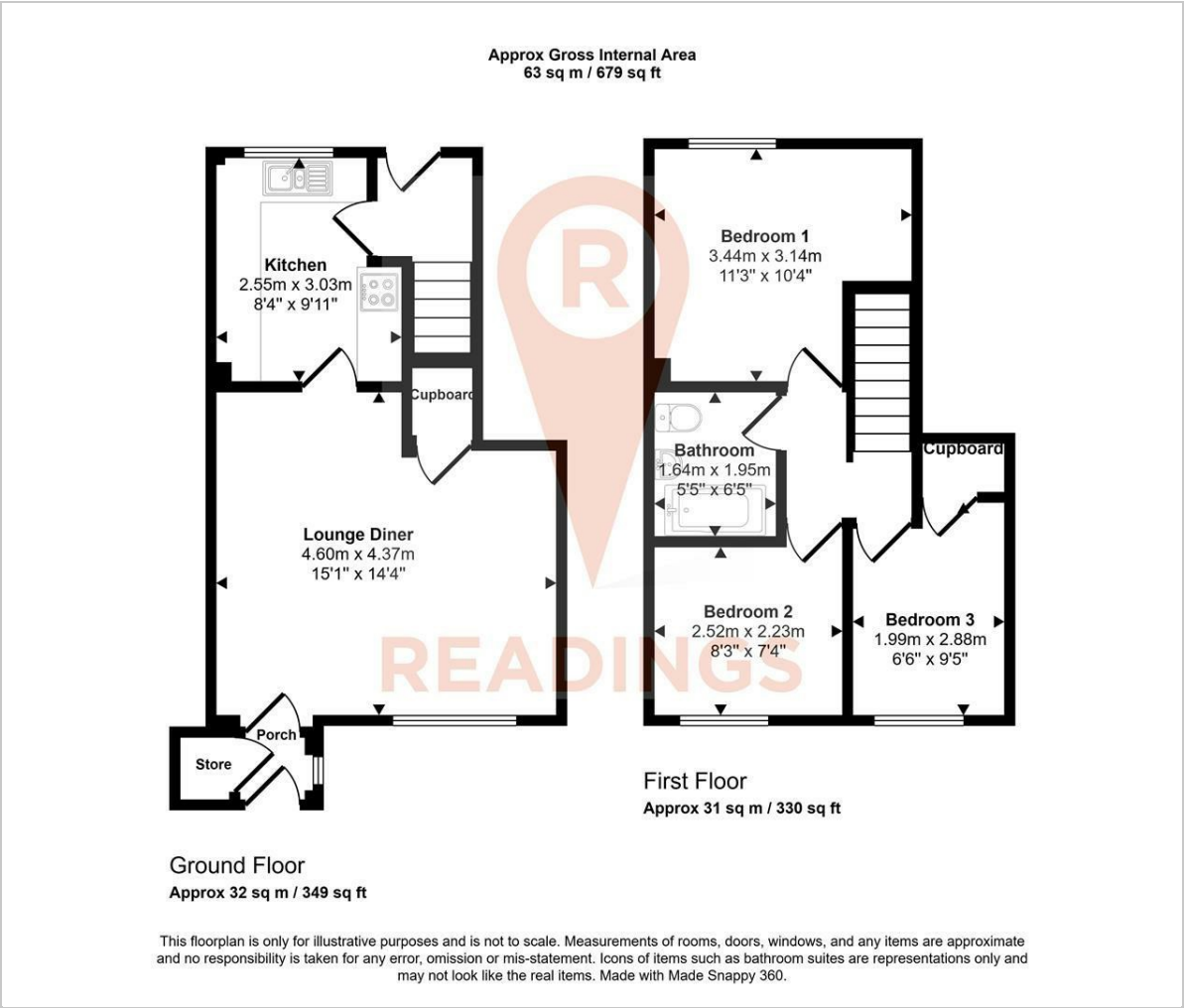
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

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.



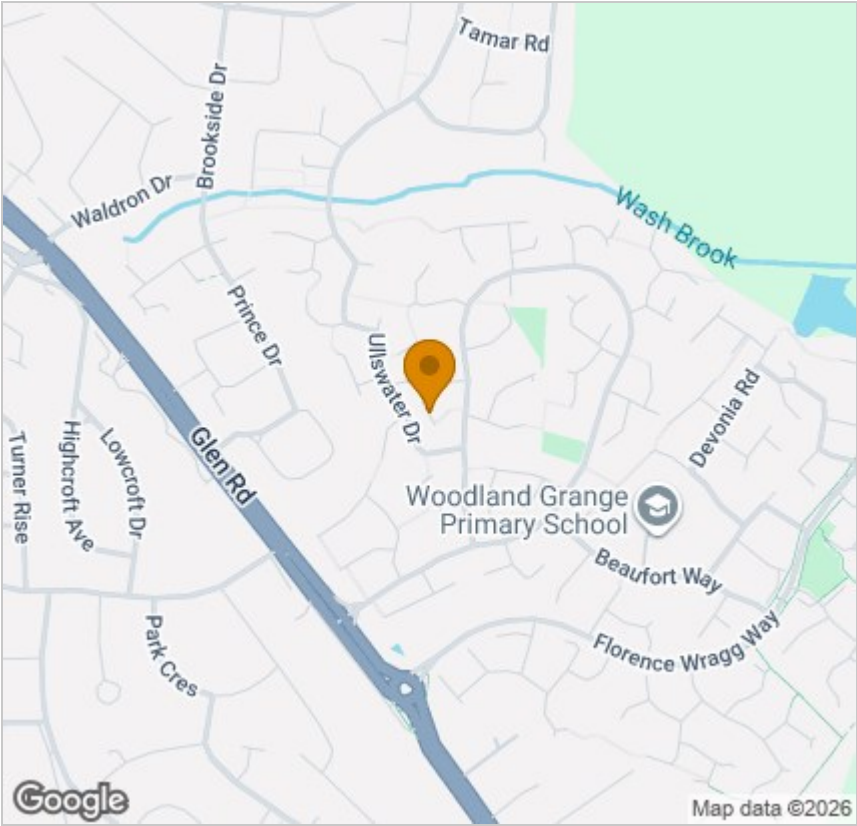
Floor Plan



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

