READINGS
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Rutland Drive

Thurmaston, Leicester, LE4 8JS

£220,000

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Offered for sale with the benefit of no onward chain, this two-bedroom semi-detached bungalow is situated in a popular location and is an ideal opportunity for anyone looking for a property they can update and make their own.

The property has been priced to reflect some updating that is required and offers well-proportioned accommodation throughout. From the entrance hallway, there is a spacious lounge, kitchen to the rear, conservatory, two bedrooms and a shower room. The property also benefits from a modern boiler located in the loft.

Outside, there is a front garden and driveway providing off-road parking, while the good-sized rear garden is a real bonus and offers plenty of potential for those looking to create their own outdoor space.

With no onward chain, this could be an ideal choice for anyone looking to downsize or for a buyer keen to take on a property with scope for improvement and put their own stamp on it.

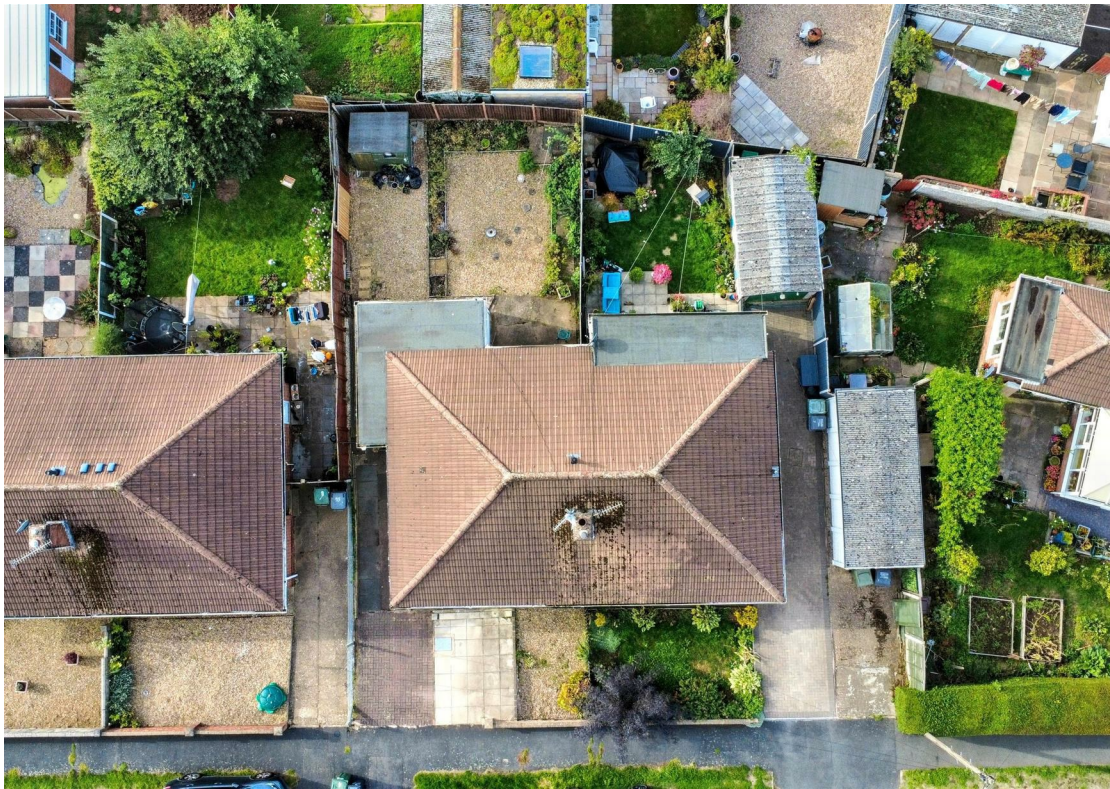
An early viewing is recommended.

























Property Information

Tenure: Freehold
Local Authority: Charnwood
Council Tax Band: B
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.

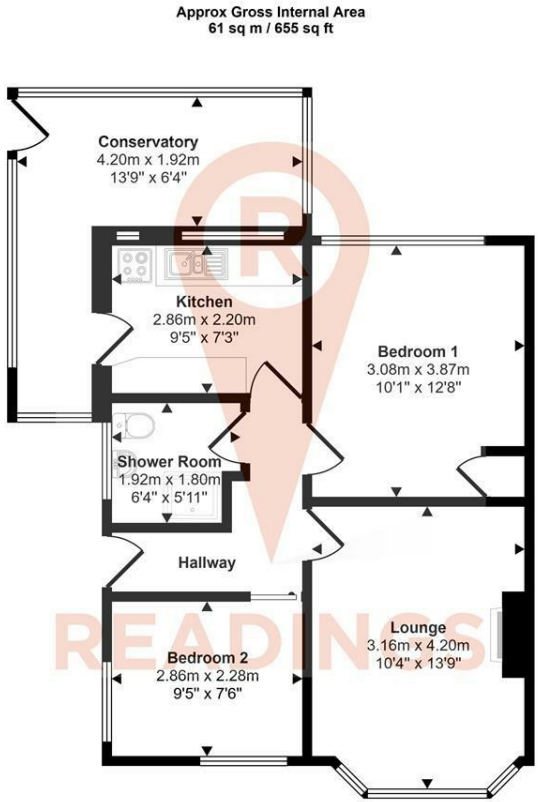
Consumer Protection Legislation

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.

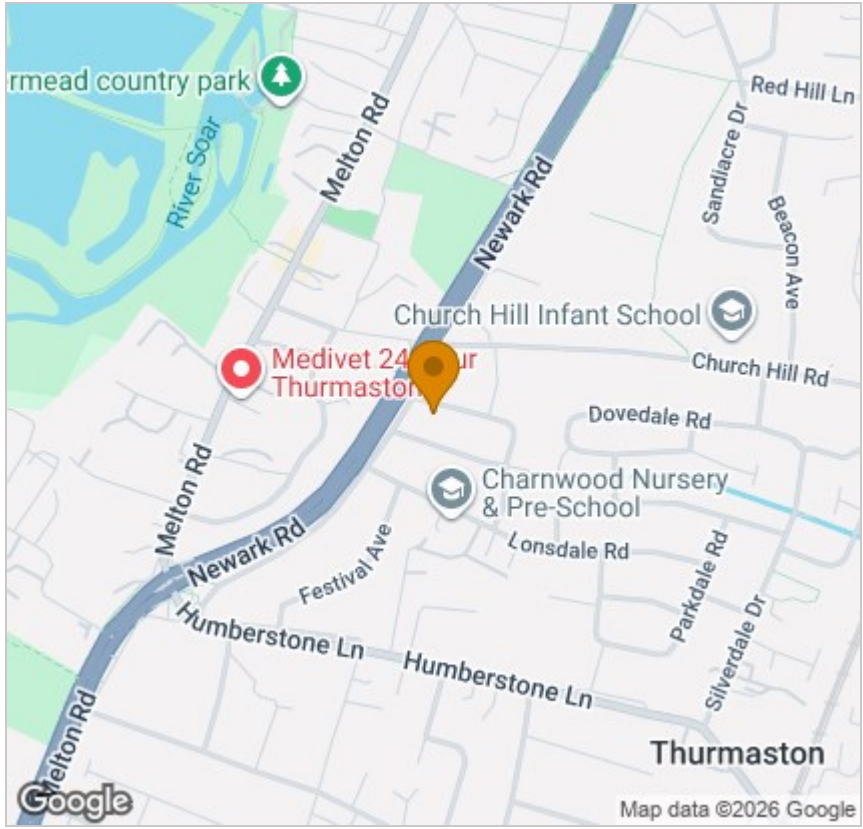
Floor Plan



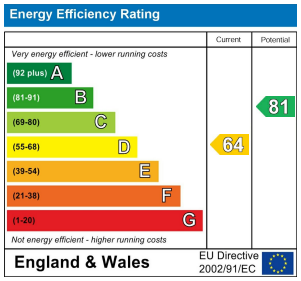
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.