



READINGS

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Shipley Road
Leicester, LE5 5BW

Offers Over £300,000



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, Leicester, LE5 5BW

****VIEWINGS FULLY BOOKED, NO FURTHER VIEWING ENQUIRIES BEING TAKEN**** This three-bedroom semi-detached family home is up for sale with no onward chain, making it a great opportunity for buyers looking to move quickly. It's in a popular location, so we expect it to get plenty of attention.

Inside, the property has uPVC double glazed windows and has gas central heating. There's an entrance hall and a handy downstairs WC. You'll find a reception room at the front, plus a spacious second reception room at the back. The kitchen has been extended and now includes a useful utility area.

Upstairs, there are two double bedrooms, a good-sized third bedroom and a bathroom with a separate WC. Outside, there's a driveway at the front and gated side access leads to a detached single garage and a larger-than-average rear garden.

It's priced to sell, so we'd recommend booking a viewing sooner rather than later—you won't want to miss out!





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: C

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: Very low

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.

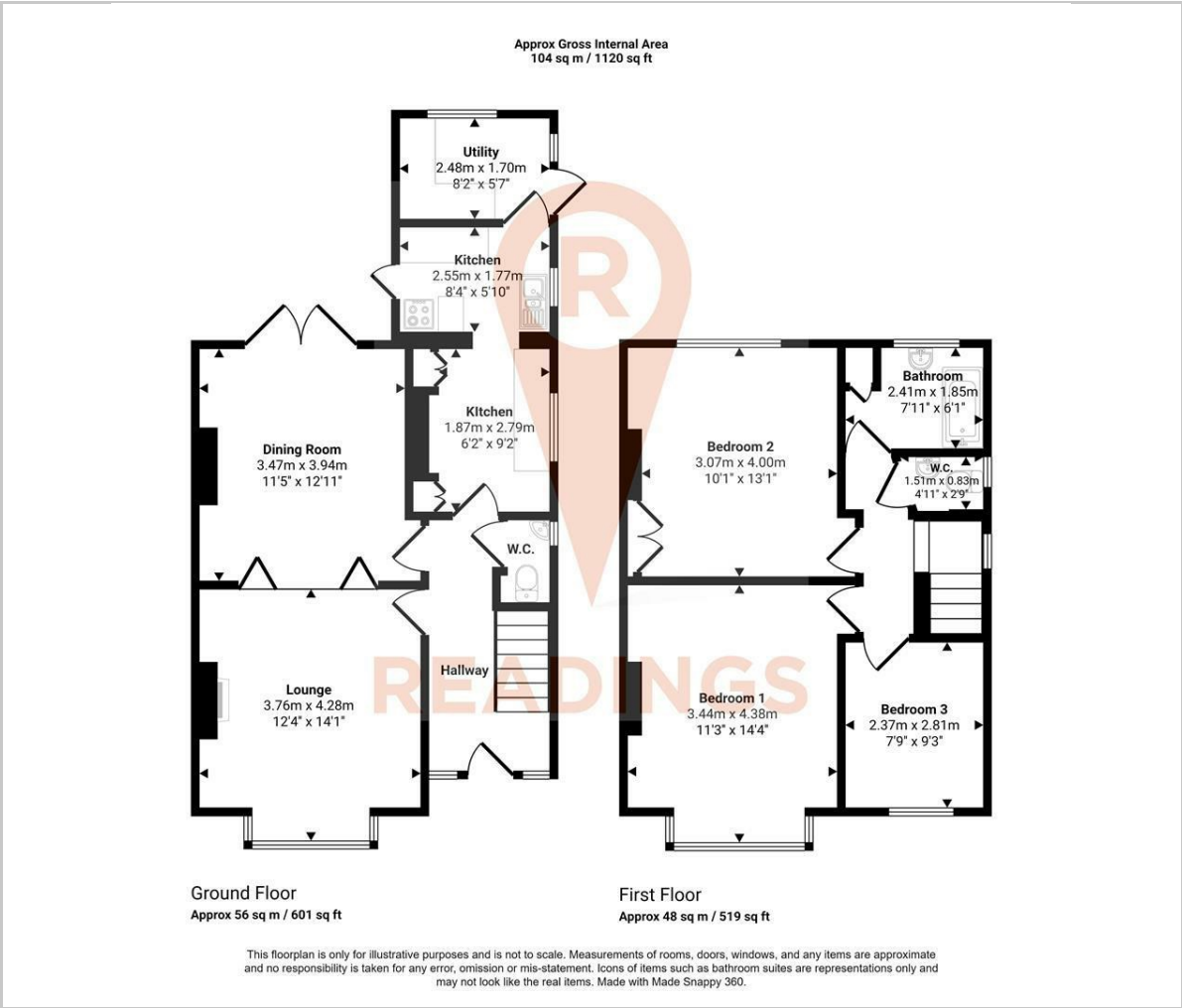
Consumer Protection Legislation

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.

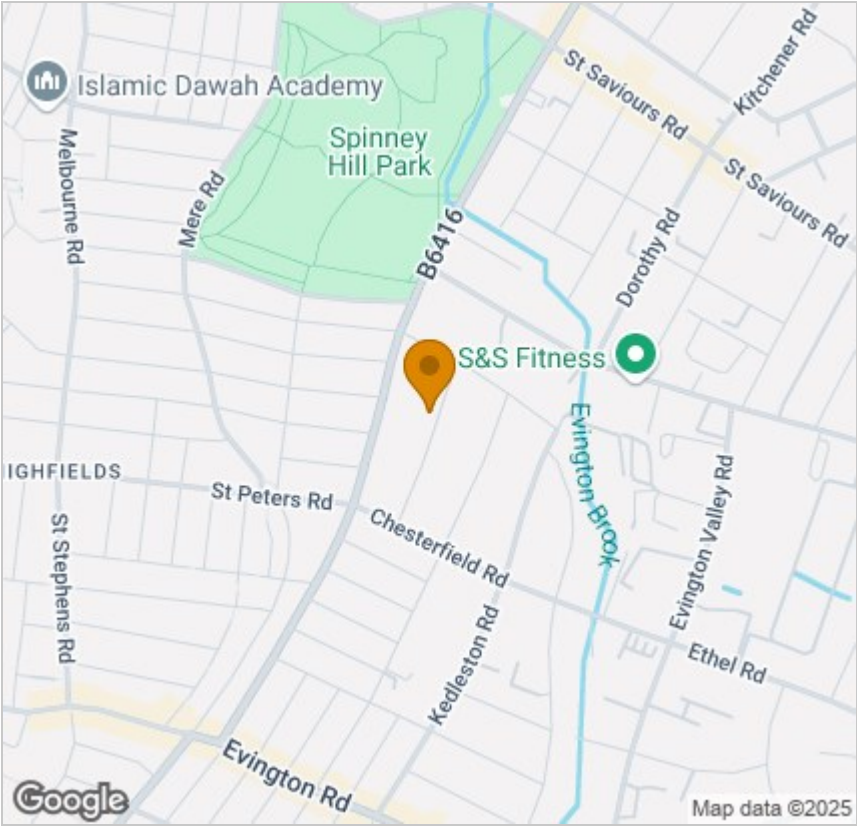
Floor Plan



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

