



READINGS

www.readingspropertygroup.com



Westfield Road

Western Park, Leicester, LE3 6HW

£245,000



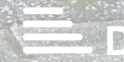
3



1



3



D

Westfield Road

Western Park, Leicester, LE3 6HW

Offered for sale with no onward chain, this extended three-bedroom semi-detached home occupies a sought-after position along a popular road in Western Park.

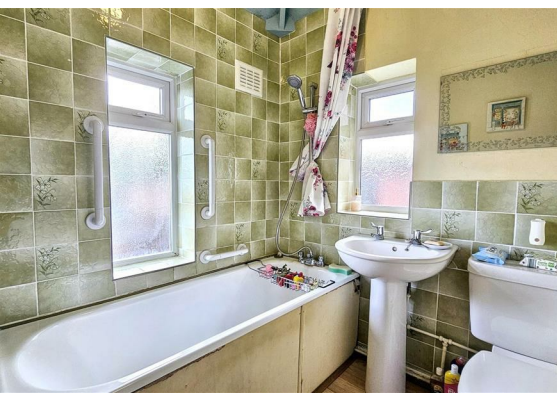
The well-proportioned accommodation begins with a porch leading into the entrance hall, opening through to a comfortable lounge, dining area and an additional sitting area at the rear, enjoying pleasant views over the garden. The property also benefits from an extended kitchen, providing excellent space for everyday family living.

Upstairs, there are two generous double bedrooms, a single bedroom and a family bathroom. Further benefits include a modern combi boiler, uPVC double glazing to the rear and timber-framed windows to the front.

Outside, the property offers a front garden, driveway and a garage located to the rear, together with a useful workshop and outside toilet. The good-sized rear garden completes this home.

Conveniently situated close to well-regarded schools and local amenities, this is an excellent opportunity for families seeking a spacious home with plenty of potential in a highly desirable location.





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: C

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.

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.

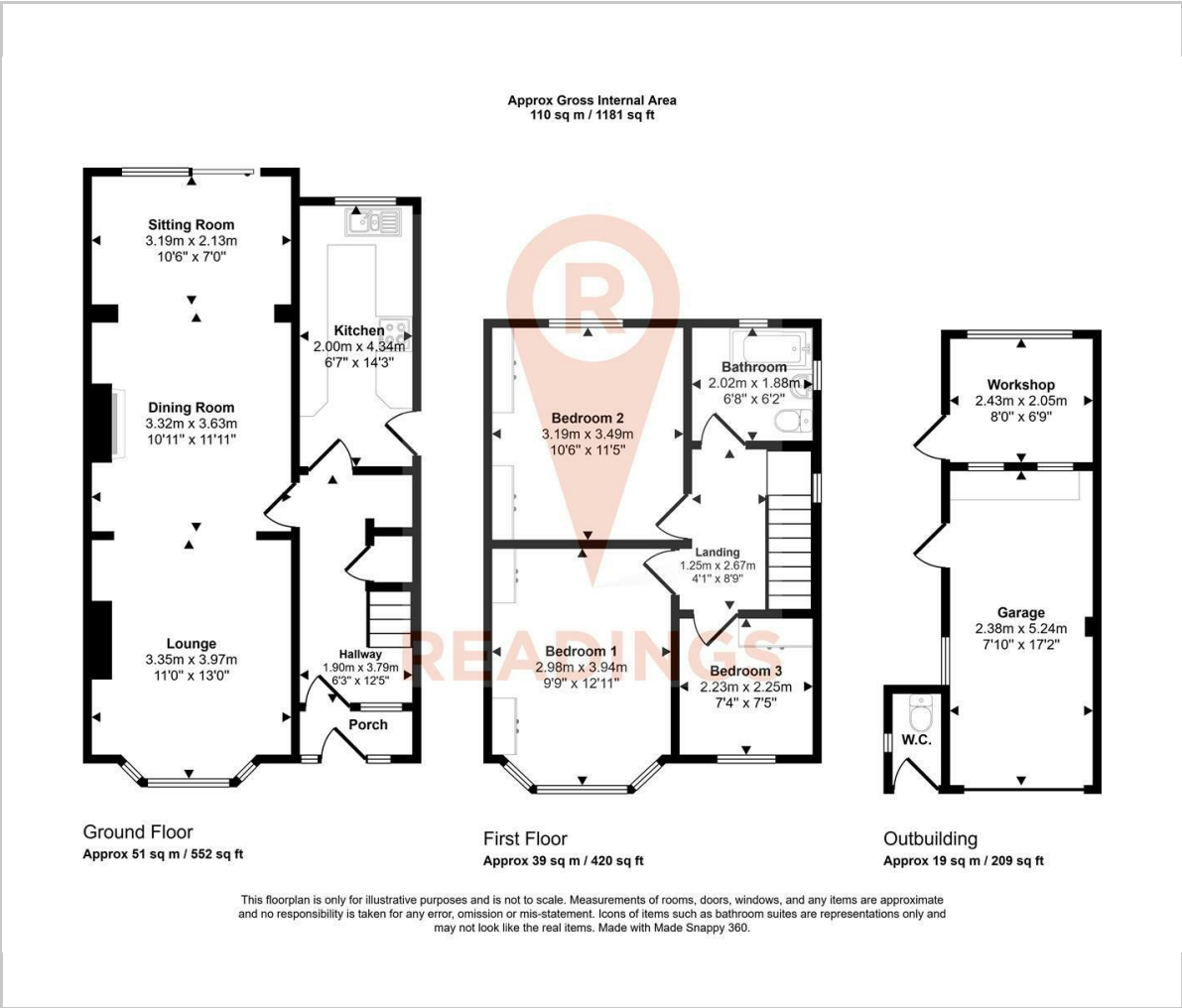
For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

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.

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.

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

