



READINGS

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Arncliffe Road

Leicester, LE5 1HB

£200,000



In need of modernisation this three bedroom semi detached house is offered for sale with no onward chain. With UPVC double glazed windows and has central heating from a modern boiler the accommodation comprises entrance hall, lounge, separate dining room, kitchen, landing, three bedrooms and a bathroom with separate WC. Gardens to the front and rear. The property is in need of full renovation. No chain.



The image displays two architectural floor plans. The left plan is the 'BASEMENT' level, showing a 'KITCHEN' at the top left, a 'DINING ROOM' at the top right, and a large 'LOUNGE' occupying the bottom half. A staircase labeled 'DOWN' is located on the left side. The right plan is the 'GROUND FLOOR', featuring a central 'HALL' and 'LANDING' area. To the left of the hall is a staircase labeled 'DOWN'. To the right are 'BEDROOM 1' and 'BEDROOM 2'. At the top left of the ground floor are a 'W.C.' and a 'BATHROOM'. A 'BOILER' room is situated between the hall and the bedrooms.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		71	85
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	