



READINGS

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Goldhill Gardens

South Knighton, Leicester, LE2 3LW

Offers Over £375,000



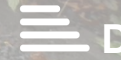
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Goldhill Gardens

South Knighton, Leicester, LE2 3LW

This modern three storey semi detached house occupies an excellent position in this convenient cul de sac, within the sought after district of South Knighton. The size and quality of the versatile accommodation can only be fully appreciated by viewing. The property is conveniently located for both Leicester City centre, Leicester University, the fashionable Allandale Road, and Francis Street, with shops, bars, boutiques restaurants, and everyday amenities that can be found on Queens Road in Clarendon Park. The property is well-appointed and presented throughout with gas central heating, an intercom system, electronic window shutters, and a sun canopy to the rear. Villeroy & Boch bathroom fittings and Neff appliances in the kitchen. Only an early internal inspection will allow a full appreciation of the accommodation on offer.

Entrance Hall

With a glazed panelled door to the front, window to the side, stairs to the first floor, and radiator. and useful storage cupboards.

Cloaks/WC

With a low level WC, wash hand basin, fully tiled walls, cupboard, radiator.

Bedroom Four/Reception Room

11'9" x 11'1" (3.58 x 3.38)

With UPVC double glazed French doors to the rear giving access to the garden, further window, radiator.

Utility Room

6'10" x 5'0" (2.08 x 1.52)

With a glazed panelled door to the rear, base and wall mounted units, cupboard housing boiler, stainless steel sink and drainer, plumbing for washing machine, tiled flooring, radiator.

First Floor Landing

With attractive timber balustrades and stairs to the second floor.

Lounge

18'1" x 10'10" (5.51 x 3.30)

With UPVC double glazed French doors to the rear, further window to the rear, gas fire with surround and hearth, radiators, opening through to a dining room/study with fitted units, radiator. (10'8" x 9'0").

Breakfast Kitchen

18'1" x 8'11" (5.51 x 2.72)

With UPVC double-glazed windows to the front, range of both base and wall-mounted units, ample work surfaces, stainless steel sink and drainer, electric oven and a ceramic gas-fired hob, and built-in deep fat fryer, integrated fridge freezer, integrated dishwasher, tiled flooring within the kitchen area, radiators, sliding door to divide to the two rooms.

Second Floor

Landing with timber balustrade.

Bedroom One

12'0" x 9'10" + 'robes (3.66 x 3.02 + 'robes)

With a UPVC double glazed window, fitted wardrobes, dressing table, bedside cabinets, radiator.

En Suite

8'11" max x 5'11" max (2.72 max x 1.80 max)

With a UPVC double glazed opaque window to the side, low level WC, pedestal wash hand basin, shower cubicle, bidet, tiling to walls, heated towel rail.

Bedroom Two

12'2" x 9'8" (3.71 x 2.95)

UPVC double glazed window to the rear, fitted wardrobe, dressing table and drawers, radiator.

Bedroom Three

8'9" x 8'2" + 'robes (2.69 x 2.49 + 'robes)

UPVC double glazed window, radiator, storage cupboard.





Outside

There is a driveway to the front, a front garden, and a gate to the side giving access to the garden to the rear. The garden to the rear of the property is well laid out and relatively low maintenance.

Garage

17'2" x 8'7" (5.23 x 2.62)

With an electric roller door to the front, fitted cupboards, power and light, courtesy door to hall.

Tenure

The property is being sold freehold 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.

Agent's Notes

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.

Stamp Duty

You pay stamp duty at these rates if, after buying the property, it is the only residential property you own. You usually pay 3% on top of these rates if you own another residential property.

Property Stamp Duty Rates

Up to £250,000 Zero

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example:

In November 2023 you buy a house for £295,000. The Stamp Duty you owe will be calculated as follows:

0% on the first £250,000 = £0

5% on the final £45,000 = £2,250

total SDLT = £2,250

IF YOU'RE BUYING YOUR FIRST HOME

You can claim a discount (relief) if the property you buy is your first home. This means you'll pay:

Zero Stamp Duty up to £425,000

5% Stamp Duty on the portion from £425,001 to £625,000

You're eligible if you and anyone else you're buying with are first-time buyers.

If the price is over £625,000, you cannot claim the relief.

Example:

You are a first-time buyer and purchase a property for £500,000. The Stamp Duty you owe will be calculated as:

0% on the first £425,000 = £0

5% on the remaining £75,000 = £3,750

Total Stamp Duty = £3,750

It is recommended buyers check Stamp Duty rates for their particular situation on the Government website.



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

