



READINGS

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Ledbury Green
Leicester, LE4 2LY

Offers In The Region Of £250,000



Ledbury Green

, Leicester, LE4 2LY

Overlooking a large green to the front this four bedroom mid town house is considered ideal for families looking for plenty of space at a reasonable price. With double glazed windows and a combi boiler installed less than a year ago. The well presented accommodation comprises entrance hall, lounge, dining room, kitchen, landing, four bedrooms and a bathroom. Garden to the front, access to the side leads to an attractive rear garden. The property also benefits from solar panels with a lease of 25 years and 3 months from 7th June 2012. A spacious house in a popular location, this property is sure to sell quickly. Council tax band A.

Entrance hall

Lounge

13'11" x 12'11" (4.26m x 3.96m)

Dining room

10'6" x 10'0" (3.22m x 3.07m)

Kitchen

10'5" x 9'9" (3.20m x 2.99m)

Landing

Bedroom one

13'1" x 10'5" (4.00m x 3.18m)

Bedroom two

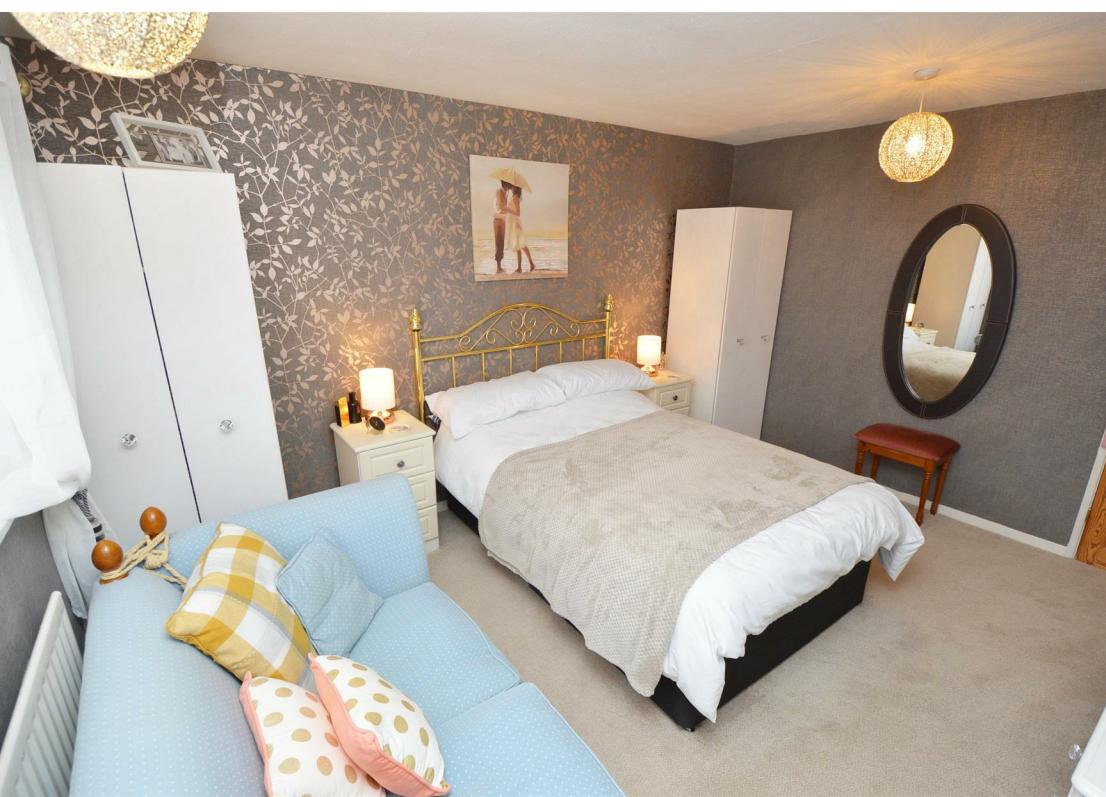
13'0" max x 11'5" max (3.97m max x 3.50m max)

Bedroom three

9'3" x 7'6" (2.84m x 2.30m)

Bedroom four

10'3" x 6'11" (3.13m x 2.12m)





Bathroom

7'6" x 7'5" (2.29m x 2.28m)

Tenure

The property is being sold freehold with Vacant Possession upon completion.

The property is subject to an airspace lease for the solar panels of 25 years and 3 months from 7th June 2012.

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.

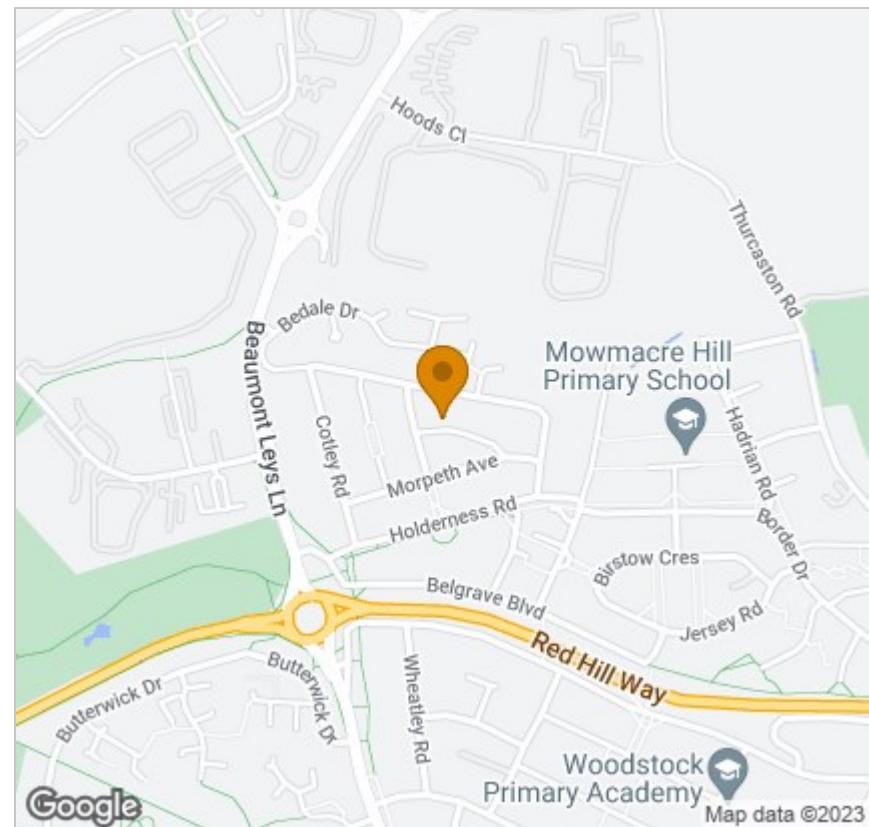
Floor Plan



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

