



READINGS

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Peregrine Rise

Anstey Heights - Leicester, LE4 1DR

£260,000



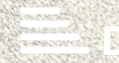
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Peregrine Rise

Anstey Heights, Leicester, LE4 1DR

Offered for sale in excellent condition, this two-bedroom detached bungalow enjoys a pleasant position along the road, with a shared access driveway serving just one other bungalow.

The uPVC double-glazed and gas centrally heated accommodation begins with a recessed porch leading into the hallway. The kitchen is thoughtfully designed and includes a lowered worktop area for the hob. There is an attractive open-plan lounge and dining space featuring a modern electric fireplace and French doors that open out to the garden.

The property offers a generously sized main bedroom with plenty of storage, along with a good-sized second bedroom. Completing the accommodation is a modern shower/wet room with a wide access doorway.

Outside, there is a driveway, single garage and a front garden, with a ramp providing easy access to the front door. A gate leads through to the beautifully landscaped rear garden, which is a real highlight of the home.

Early viewing is highly recommended to avoid missing out.

Property Information

Tenure:

Local Authority:

Council Tax Band:

Type of Construction:

Services: The property is offered to the market with all mains services and gas-fired central heating.

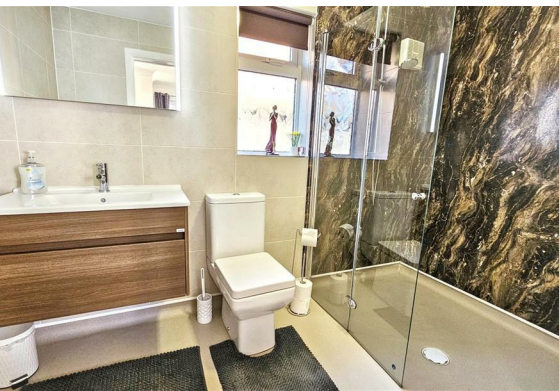
Multiple Options for Broadband/mobile phone signal.

Flood Risk:

Annual Estate Management Charge If Applicable:

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.





Consumer Protection Legislation

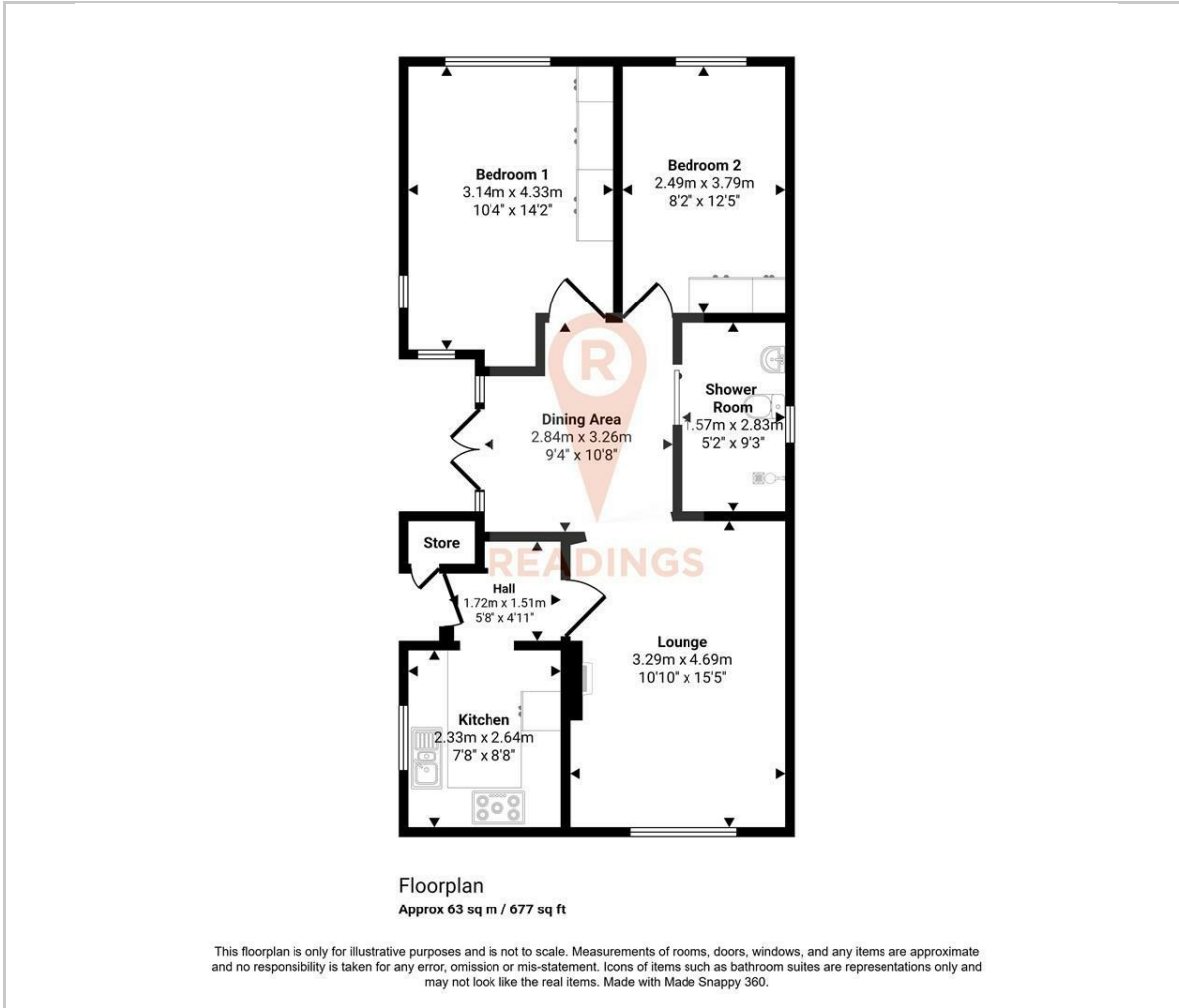
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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

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.

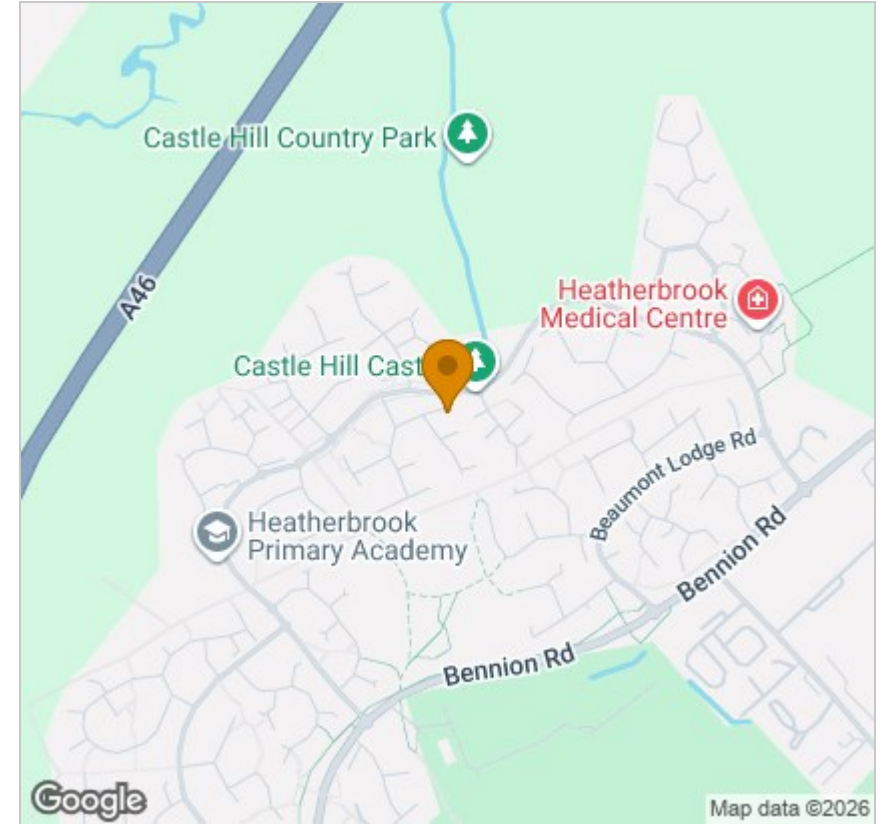
Floor Plan



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

