



Putting great property on the map

**27 Ipswich Close
Leicester
LE4 1DP**

Offers over £140,000



A spacious three bedroom semi detached house within the popular Anstey Heights development. Well served by a good range of local amenities and within ease of access of Leicester City centre and the motorway network.

The accommodation comprises: entrance hall, cloaks/WC, spacious lounge/diner, kitchen, landing, three bedrooms and a shower room.

There are gardens to the front and rear and a driveway to the rear of the property. Offered for sale with a competitive asking price, early viewing is highly recommended.

Entrance Hall

With UPVC double glazed door to the side, stairs to the first floor, useful cloaks cupboard, radiator.

WC

With UPVC double glazed opaque window to the side, low level WC, wash hand basin.

Lounge/Dining Room 12'3" x 19'7" (3.73m x 5.97m)

A spacious room with UPVC double glazed windows to the front and rear, radiators, gas fire.

Kitchen 10'10" x 10'0" (3.30m x 3.05m)

With UPVC double glazed window and door to the rear, base and wall mounted units, work surfaces, space for cooker, plumbing for washing machine, space for fridge freezer, one and a half inlaid sink and drainer, tiled splash backs.

Landing

With UPVC double glazed opaque window to the front, radiator, loft access, airing cupboard.

Bedroom One 12'9" x 9'4" (3.89m x 2.84m)

With UPVC double glazed window to the rear, radiator.

Bedroom Two 13'10" x 9'10" (4.22m x 3.00m)

With UPVC double glazed window to the rear, radiator.

Bedroom Three 9'9" x 6'7" (2.97m x 2.01m)

With UPVC double glazed window to the front, radiator.

Shower Room

With UPVC double glazed opaque window to the front, shower cubicle, low level WC, wash hand basin, tiled splash backs, tiled flooring, radiator.

Outside

There is a garden to the front of the property and a useful brick built store. To the rear of the property there is a larger than average garden and a driveway. There is shared pedestrian access with the neighbouring property which gives access from the driveway to the rear to the front door.

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. LOCAL AUTHORITY - Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000)

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.

Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Surveys

Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.

Offer Process

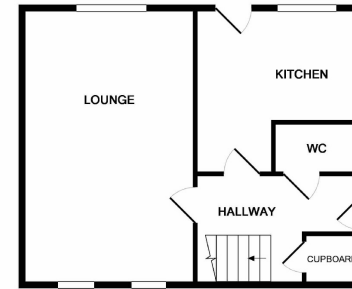
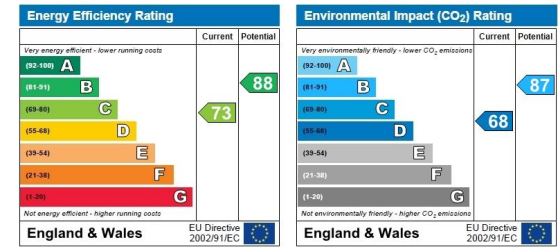
If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require

confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

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various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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