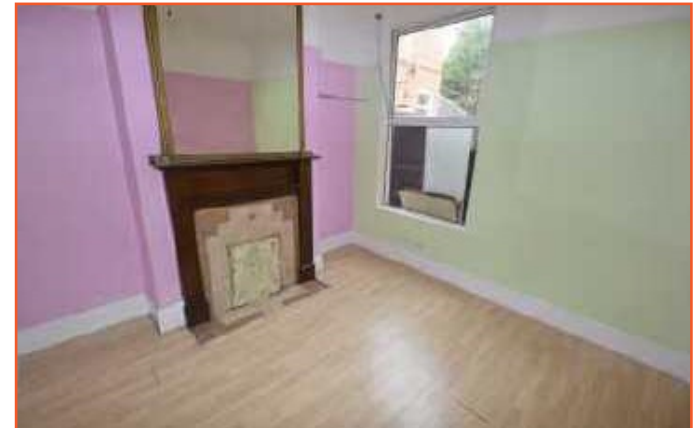
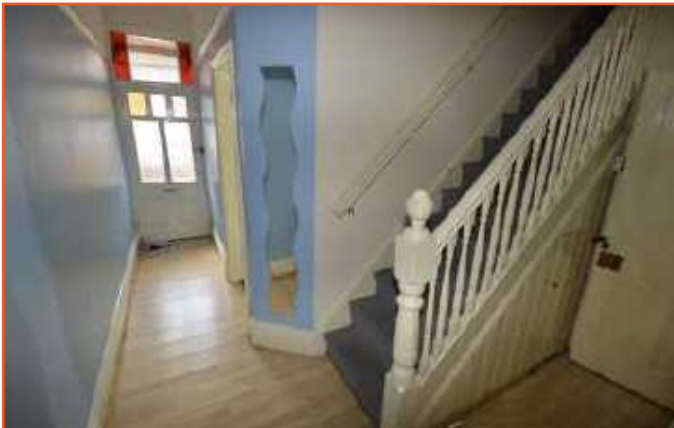




*Putting great property on the map*

**87 Winchester Avenue  
Leicester  
LE3 1AY**

**Price guide £170,000**



If you're looking for a substantial Victorian villa for a family home or buy to let investment then this could be the one for you.

The property is in need of updating but offers plenty of accommodation at a competitive price level. There's an entrance hall, lounge, dining room, breakfast kitchen, ground floor shower room. Upstairs there are three bedrooms and a bathroom. There is a fore garden, shared side entry leads to a garden to the rear.

No Chain.

### **Entrance Hall**

With glazed panelled door to the front, stairs to the first floor with cupboards under.

### **Lounge 13'9" into bay x 11'3" (4.19m into bay x 3.43m)**

With UPVC double glazed bay window to the front, radiator.

### **Dining Room 11'3" x 10'11" (3.43m x 3.33m)**

With UPVC double glazed window to the rear, fireplace, radiator.

### **Breakfast Kitchen 21'6" x 8'5" (6.55m x 2.57m)**

With UPVC double glazed windows to the side, wall mounted combination boiler, base and wall mounted units, oven, hob, sink and drainer, radiators, plumbing for washing machine. Opening through to a rear lobby.

### **Rear Lobby**

With door to the outside and further door giving access to the ground floor shower room.

### **Ground Floor Shower Room**

With an opaque window to the side, low level WC, wash hand basin, shower cubicle.

### **Landing**

With fitted cupboards, radiator, loft access.

### **Bedroom One 16'3" x 14' into bay (4.95m x 4.27m into bay)**

With UPVC double glazed bay window and further UPVC double glazed window to the front, radiator.

### **Bedroom Two 11'11" x 11'0" (3.63m x 3.35m)**

With UPVC double glazed window to the rear, fitted wardrobes, radiator.

### **Bedroom Three 13'5" x 8'6" (4.09m x 2.59m)**

With UPVC double glazed window to the rear, radiator.

### **Bathroom**

With UPVC double glazed opaque window to the side, panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, radiator.

### **Outside**

There is a small fore garden and shared side pedestrian access leads to a garden to the rear.

### **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](mailto: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.

### Charity Link

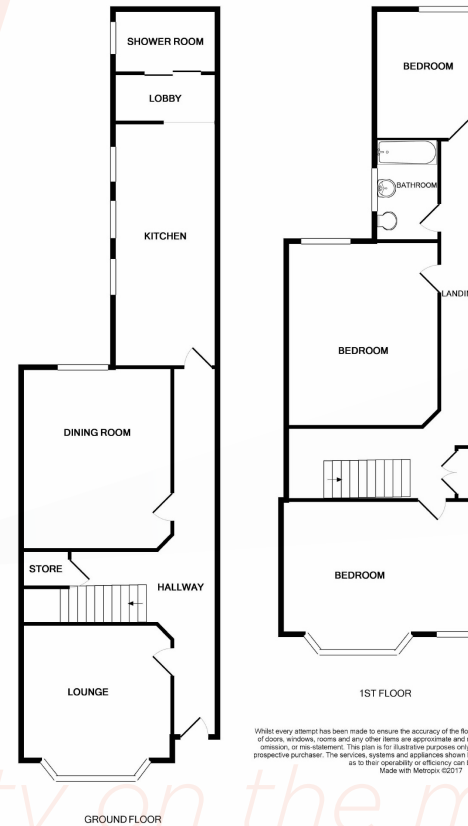
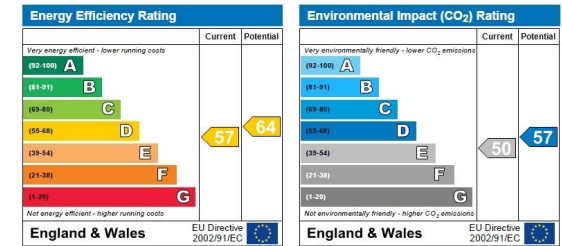
Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

For every property we sell Readings donate £10 to Charity Link. You can choose to match this donation on completion of the sale of your

house (simply tick the appropriate donation box on your contract). With the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it.

With your support we can really make a difference.



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 misstatement. 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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