

**FOR SALE**  
**Ridley Street**  
**Westcotes, Leicester**  
**LE3 0QJ**



**OFFERS OVER: £180,000**

- A Newly Refurbished & Modern, Two Bedroom Mid Terrace Property
- Located Within Walking Distance of Narborough Road
- Suitable For Investors & First Time Buyers
- Excellent EPC Rating – Band C
- Lounge, Kitchen, Lobby, Shower Room & 2 Bedrooms
- Rear Enclosed Yard
- Offered With No Upward Chain



## Location

This property is located on Ridley Street which is between Shaftesbury Road and Hinckley Road, in the area of Westcotes. The property benefits from being within close proximity to an array of everyday amenities, including Narborough Road, which is within a 2-minute walk, benefitting from convenience stores, eateries, places of worship and much more. The area is serviced by public transport links to and from many areas in Leicester and motorway links such as the M1/M69 being close by.

## Description

A newly refurbished, two-bedroom mid terrace property finished to stylish and modern standard throughout and ready for immediate occupation. The property is well suited to investors and first-time buyers, with excellent energy efficiency (EPC rating Band C).

The accommodation offers a well-presented lounge, leading through to a modern fitted kitchen with ample storage, a lobby with access to a shower room and an enclosed rear yard. To the first floor, two well proportioned bedrooms.

The property benefits from gas central heating, double glazing.

## Accommodation

*All measurements are approximate:*

### Lounge - 12' 10" x 9' 8" (3.91m x 2.94m)

Door to front, double glazed window to front, radiator, power points, light fitting, cupboard housing meters.

### Kitchen - 15' 4" x 9' 8" (4.67m x 2.94m)

Double glazed window to rear, wall mounted units, base units and drawers set beneath a worktop, four burner gas hob with stainless steel splashback surrounds and an extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap, radiator, power points, light fitting, door to stairs.

## Lobby

With access to the shower room and rear yard.

### Shower Room - 6' 10" x 6' 3" (2.08m x 1.90m)

Double glazed window to side, shower cubicle, wash hand basin with mixer tap, low level WC, wall mounted mirror, tile splashback surrounds, radiator, light fitting.

## Landing

### Bedroom One - 12' 10" x 9' 8" (3.91m x 2.94m)

Double glazed window to front, cupboard, radiator, power points, light fitting.

### Bedroom Two - 12' 2" x 9' 8" (3.71m x 2.94m)

Double glazed window to rear, cupboard housing the boiler, radiator, power points, light fitting.

## Outside

Enclosed rear yard.

## Tenure

Freehold.

## EPC

Band C.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

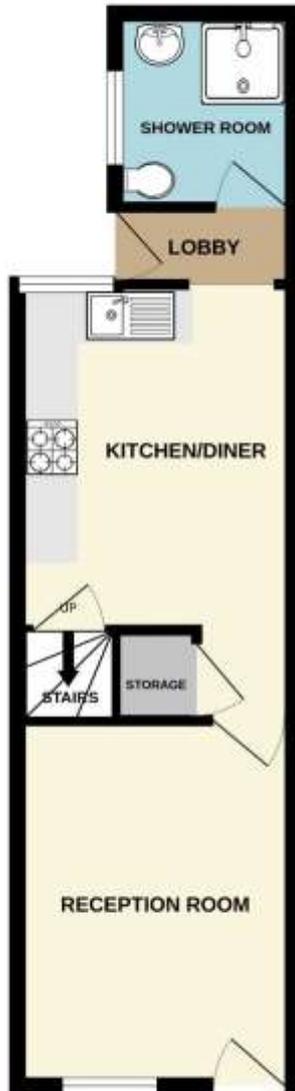
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

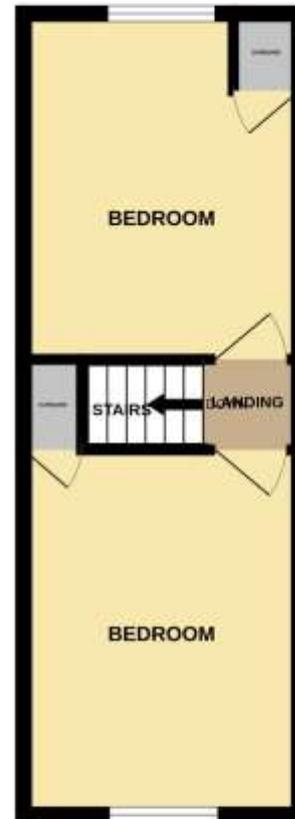
Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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