

FOR SALE
Ridley Street
Leicester
LE3 0QJ



OFFERS OVER: £150,000

- A Two Bedroom Mid Terrace Property Requiring Modernisation
- Conveniently Located Off Narborough Road
- Suitable For Developers & Investors Looking to Add Value
- Lounge, Dining Room, Kitchen, Shower Room, Two Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Double Glazing & Gas Central Heating
- 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 two-bedroom, mid terrace home suitable for buyers seeking a project.

The accommodation offers: a front lounge leading through to a separate dining room, a kitchen with access to a lobby area, which in turn leads to a ground floor shower room and rear garden. To the first floor, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a low maintenance rear enclosed garden.

This property requires full modernisation throughout and is an ideal project for buyers looking to add value.

Accommodation

All measurements are approximate:

Lounge - 11' 4" x 11' 2" (3.45m x 3.40m)

Door to front, double glazed window to front, radiator, power points, pendant light fitting.

Dining Room - 15' 10" x 11' 2" (4.82m x 3.40m)

Double glazed window to rear, cupboard under stairs, radiators, power points, pendant light fitting, stairs to first floor.

Kitchen - 12' 8" x 6' 4" (3.86m x 1.93m)

Double glazed window to side, wall mounted units, base units and drawers, stainless steel sink, tile splashback surrounds, boiler, power points, pendant light fitting.

Lobby

Door to rear yard, access to shower room.

Shower Room - 7' 6" x 6' 4" (2.28m x 1.93m)

Double glazed window to side, shower cubicle, pedestal wash hand basin, low level WC, radiator, pendant light fitting.

Landing

Bedroom One - 13' 4" x 11' 4" (4.06m x 3.45m)

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

Bedroom Two - 12' 9" x 9' 10" (3.88m x 2.99m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - 9' 8" x 6' 4" (2.94m x 1.93m)

Double glazed window to rear, panelled bath, pedestal wash hand basin, low level WC, airing cupboard, radiator, pendant light fitting.

Outside

Rear enclosed garden.

Tenure

Freehold.

EPC

Band D.

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

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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.

While 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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REGISTERED NUMBER: 5393795

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