

SHONKI BROTHERS LTD 85 GRANBY STREET, LEICESTER LE1 6FB TEL: 0116 954 3373

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FOR SALE

Ruddington Walk Off Halifax Drive Leicester LE4 2FH



ASKING PRICE: £225,000

- A Spacious Townhouse Over 3 Floors
- Located Off Halifax Drive
- Suitable For Families/FTB/Investors
- Entrance Hall, Kitchen, Lounge, 3 Bedrooms, Bathroom, Stores & Conservatory
- Allocated Parking
- Rear Enclosed Garden



Location

This property is located on Ruddington Walk, which is off Halifax Drive and near to Abbey Lane. Nearby amenities include; Beaumont Leys Shopping Centre which is a short drive away, places of worship, recreational facilities, eateries and much more.

Description

A townhouse boasting ample space. To the ground floor; entrance hall, stairs to both the basement and first floor, kitchen, bathroom, store and WC. To the first floor, a spacious lounge, bedroom and storage cupboard. The basement comprises; 2 bedrooms, conservatory and a storage cupboard. Externally, allocated parking to the front of the property and to the rear, an enclosed garden laid to lawn.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Hall Kitchen Storage Cupboard Bathroom WC

First Floor

Bedroom Three Lounge Storage Cupboard

Basement

Bedroom One Bedroom Two Conservatory Storage Cupboard

Outside

To the front of the property, allocated parking for one vehicle and to the rear of the property, an enclosed garden laid to lawn.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band A.

Material Facts

Flood risk - very low

Planning permission/restrictions – not known Structural issues/previous subsidence – not known

Rights of way/easements - not known

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

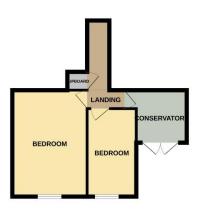
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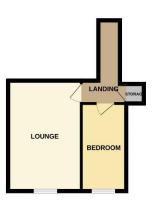




BASEMENT 342 sq.ft. (31.8 sq.m.) approx. GROUND FLOOR 433 sq.ft. (40.3 sq.m.) approx. 1ST FLOOR 288 sq.ft. (26.7 sq.m.) approx.







TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floopfain contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This pain los follistrative 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795 VAT NUMBER: 856 0294 16



