

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

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BASEMENT
342 sq.ft. (31.6 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 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 OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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