

FOR SALE

Ridley Street Westcotes, Leicester LE3 0QJ



OFFERS OVER: £190,000

- A Recently Renovated & Modern Mid Terrace Property
- Located Between Hinckley Road & Shaftesbury Road, Near To Narborough Road
- Offered With No Chain
- Lounge, Dining Room, Newly Fitted Kitchen & Bathroom, 2 Bedrooms
- Rear Enclosed Yard
- Double Glazing & Gas Central Heating
- Ideal For First Time Buyers/Investors



Location

The property is located in a popular area, positioned between Shaftesbury Road / Hinckley Road and near to Narborough Road. It benefits from being within close proximity to Leicester City Centre, De Montfort University, Leicester Royal Infirmary and a wide range of local amenities and facilities, including convenience stores such as Tesco etc, Westcotes Library and Shaftesbury Junior School.

Description

A recently refurbished mid terrace property in a much sought after area suitable for first time buyers or for investors. The accommodation briefly comprises; lounge, dining room, newly fitted kitchen, lobby, newly fitted bathroom, and two generously sized bedrooms on the first floor. Externally, a rear enclosed yard.

The property benefits from full gas central heating and double glazing and is offered with no chain.

The property has undergone refurbishment and has been rewired and reskimmed. The property benefits from new windows and doors, new carpet and flooring throughout, a newly fitted kitchen and bathroom, new radiators and new fencing to the rear of the property.

Accommodation

All measurements are approximate:

Lounge - 12' 3" x 9' 11" (3.73m x 3.02m)

Door to front, double glazed window to front, meter cupboard, under floor insulation, radiator, power points, pendant light fitting.

Dining Room - 12' 1" x 9' 11" (3.68m x 3.02m)

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

Kitchen - 9' 2" x 5' 1" (2.79m x 1.55m)

Double glazed window to side, newly fitted kitchen comprising; a range of wall mounted units, base units and drawers set beneath a worktop, stainless steel sink with mixer tap, four burner gas hob with extractor fan over, electric oven, plumbing for washing machine, tile splashback surrounds, power points, pendant light fitting.

Lobby

Door to rear enclosed yard and door to bathroom.

Bathroom - 7' 7" x 5' 1" (2.31m x 1.55m)

Newly fitted bathroom with: double glazed window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, splashback surrounds, radiator, pendant light fitting.

First Floor Landing

Bedroom One - 12' 3" x 9' 11" (3.73m x 3.02m)

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

Bedroom Two - 12' 1" x 9' 11" (3.68m x 3.02m)

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

Outside

An enclosed yard to the rear.

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

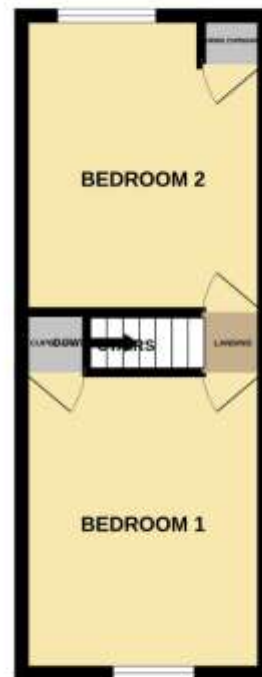
Email: info@shonkibrothers.com



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 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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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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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.

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REGISTERED NUMBER: 5393795

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