



READINGS

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Ridgway Road
Stoneygate, Leicester, LE2 3LH

£500,000



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This modern three-story townhouse is up for sale with the perk of no onward chain. With nearly 2,000 square feet of accommodation spread over three floors, the layout is super versatile and comprises of a spacious reception hall that offers plenty of storage options. There's also a convenient downstairs WC. At the front, you'll find a lounge with a bay window, while the back of the house features an open-plan living, dining, and kitchen area that opens up to a beautifully landscaped rear garden.

On the first floor, there are two bedrooms, a bathroom and a second lounge that boasts a fantastic balcony. Moving up to the second floor there are two more bedrooms, both with en-suites.

The property also includes two single garages. One garage is directly behind the house, accessible through a courtesy door from the garden and equipped with an electric up-and-over door for easy entry. The second single garage is just a short distance away.

With tons of space and on a lovely tree-lined location, this home is sure to catch the eye of many.

Property Information

Tenure: Freehold

Rights of way to front of property and access to the parking/garages

Local Authority: Leicester City

Council Tax Band: E

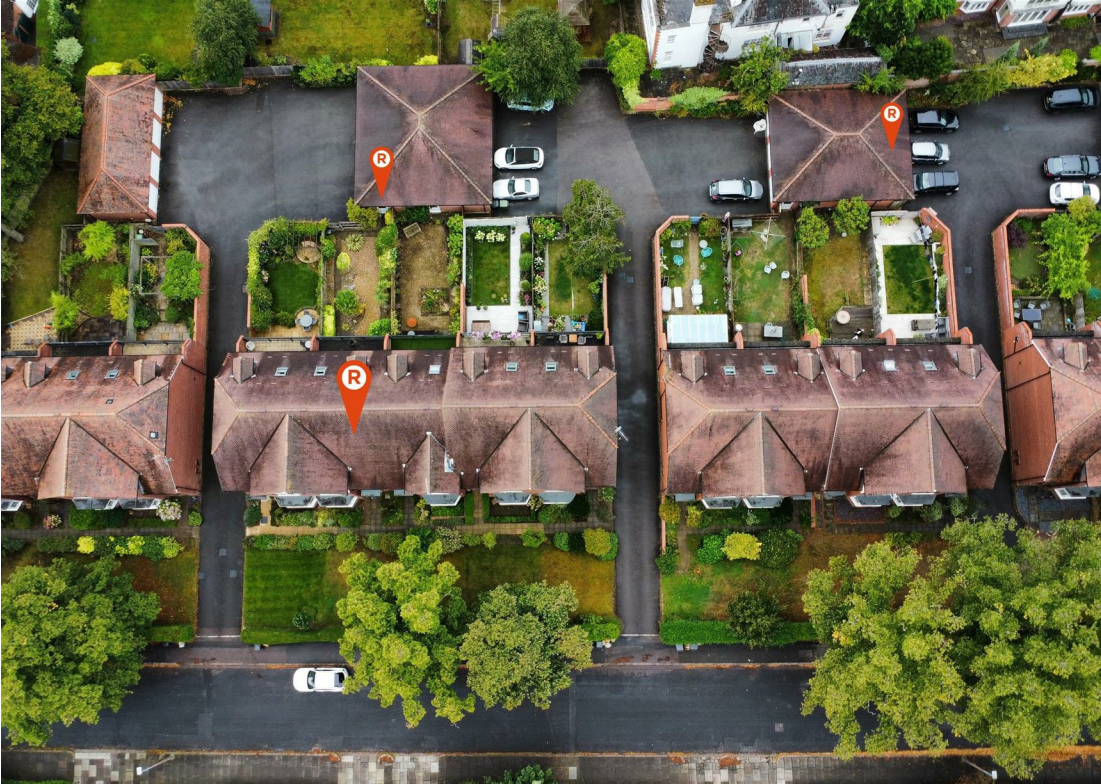
Type of Construction: Brick

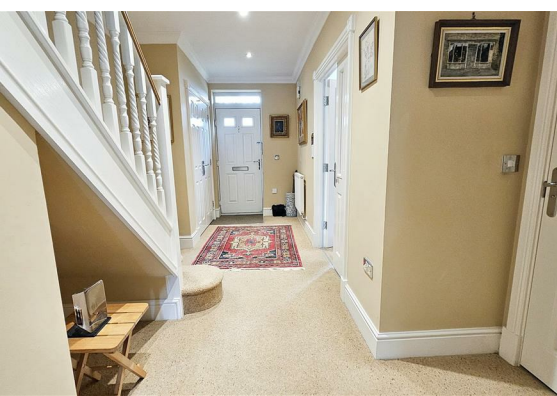
Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

Annual Estate Management Charge If Applicable:





Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

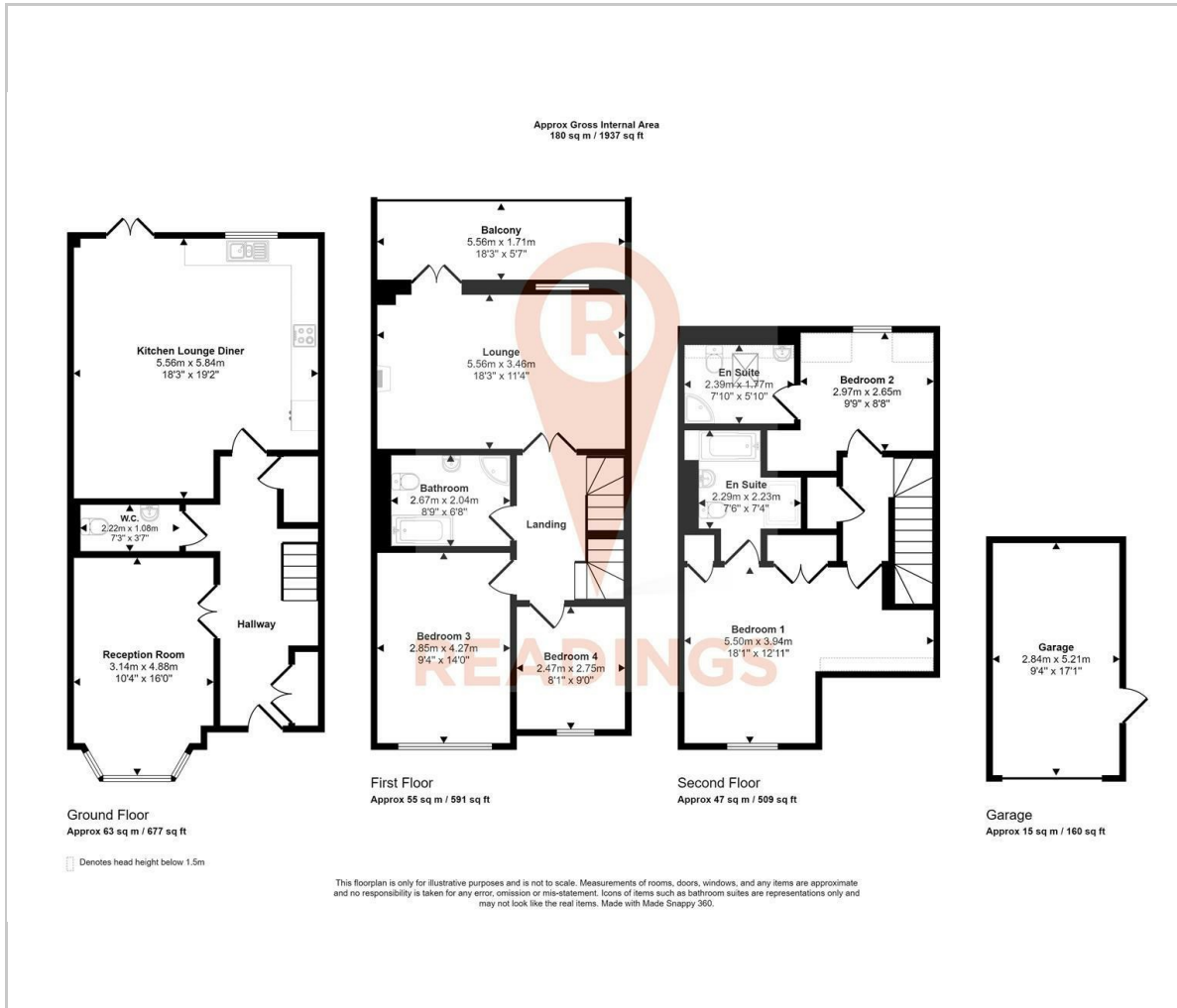
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

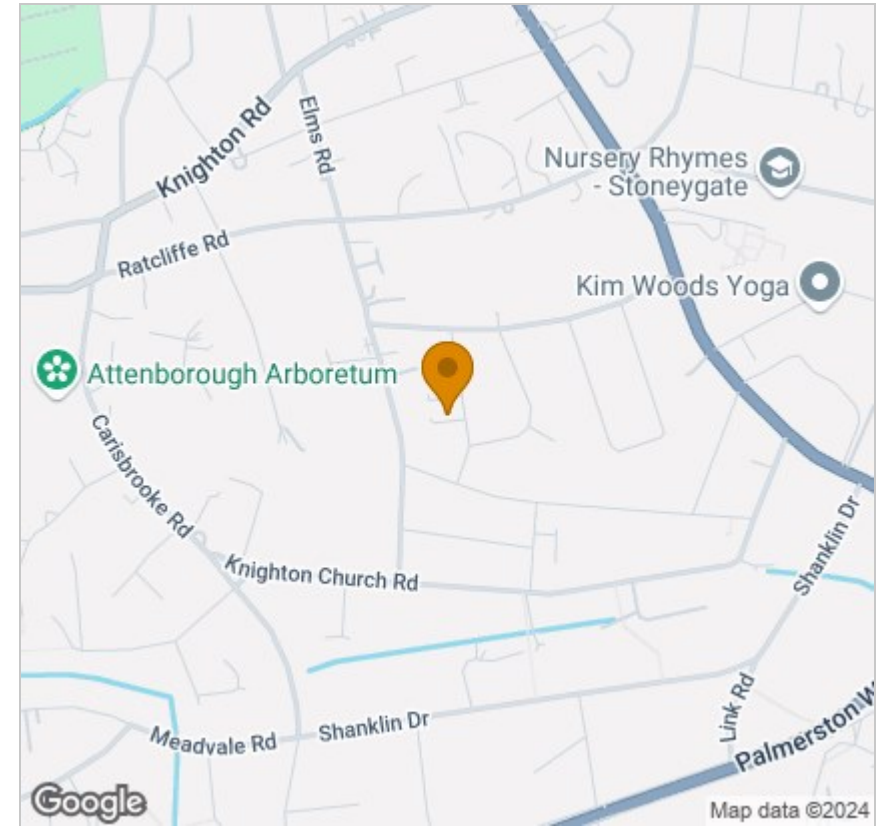
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

