

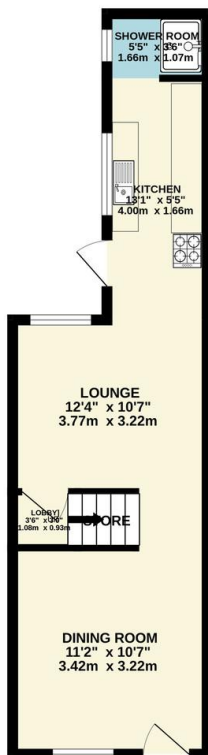
## FOR SALE

2 Bed Mid Terraced House in Ruby Street, Newfoundpool LE3 9GS  
Offers Over £170,000

Situated in the highly sought after Newfoundpool area of Leicester, this delightful mid terrace offers light and spacious accommodation, perfect for investors or first-time buyers alike. The property boasts two generously sized bedrooms, an impressive bathroom, and beautifully landscaped gardens, on street parking. Currently tenanted, this home presents an excellent investment opportunity as an ongoing concern or can be offered with vacant possession for those looking to make it their own. Contact Phillips George today to arrange your viewing.



GROUND FLOOR  
340 sq.ft. (31.5 sq.m.) approx.

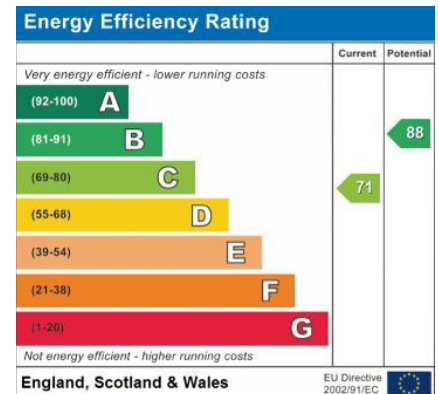


1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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- Mid Terrace
- Two Beds
- Potential Ongoing Concern Investment
- Or Vacant Possession
- Highly Popular Location
- Newfoundpool
- No Upward Chain
- On Street Parking

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

