

FOR SALE



Ridley Street , Leicester

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £158,000

MARTIN&CO



- Mid Terraced House
- Location - West End
- Two Bedrooms
- Two Reception Rooms
- Kitcehn
- Utility Room
- Family Bathroom

PROPERTY DESCRIPTION A two bedroom terraced house located in the popular location of the West End. The property would be ideal for a first time buyer or investors.

The property comprises of Livingroom, Dinning room, Kitchen, Utility room which has access to the back yard.

To the first floor there are two double bedrooms and a family bathroom.

The property is offered with vacant possession.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LIVING ROOM 12' 11" x 11' 0" (3.94m x 3.35m)

DINNING ROOM 15' 8" x 10' 11" (4.78m x 3.33m)

KITCHEN 9' 1" x 6' 0" (2.77m x 1.83m)

UTILITY ROOM 8' 1" x 4' 8" (2.46m x 1.42m)

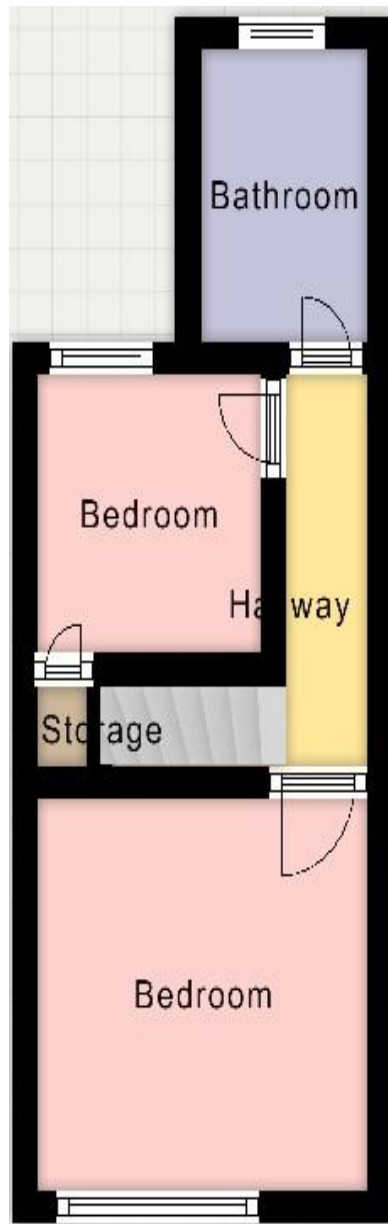
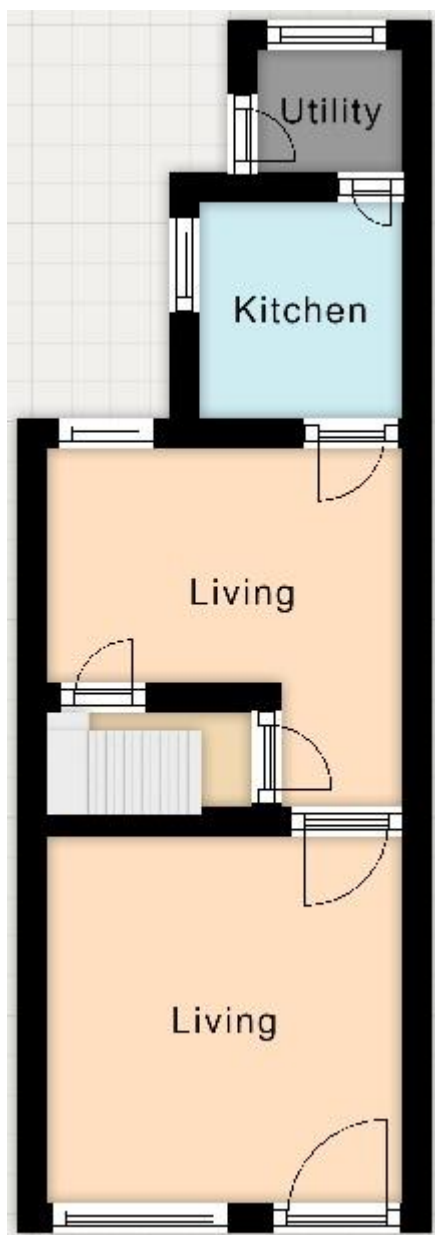


BEDROOM ONE 12' 1" x 11' 0" (3.68m x 3.35m)

BEDROOM TWO 12' 1" x 7' 11" (3.68m x 2.41m)

BATHROOM 9' 0" x 6' 0" (2.74m x 1.83m)





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.