



Ripon Street, Leicester, LE2 1LW

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**ANDREW  
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# Property Description

Situated on the ever-popular Ripon Street, just a short walk from Victoria Park and within easy access of the city centre, sits this impressive, extended three bedroom home. Having been thoughtfully modernised and enhanced by the current owners, it presents buyers with a rare opportunity of purchasing a true turnkey property within a highly sought after area.

Downstairs, the property features two spacious reception rooms alongside a well appointed kitchen, fit with a range of base and wall mounted units, ample worktops and space for appliances. Additionally, there is a further reception room downstairs in the form of a rear extension. Currently set up as a dedicated storage space, this versatile room could easily be used as a snug, home office or children's playroom. On the first floor, you will find two double bedrooms, both with inbuilt storage alongside a family bathroom and separate shower room. On the top floor, the current owners have converted the loft to create a breath taking master suit, complete with inbuilt storage and a private ensuite WC. Outside, the yard is laid with slabs but also features a covered area to the rear which could double up as additional storage.

Conveniently located within walking distance to Victoria Park and the popular Queens Road with the great choice of restaurants, bars and shops as well as being close to Leicester Train Station, universities and hospitals.







## Key Features

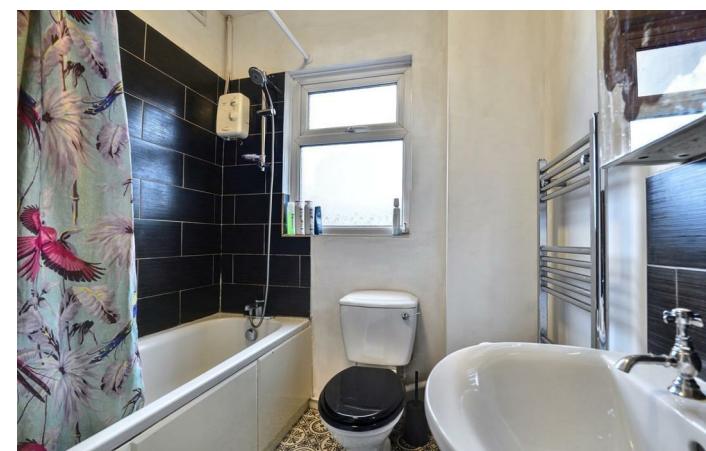
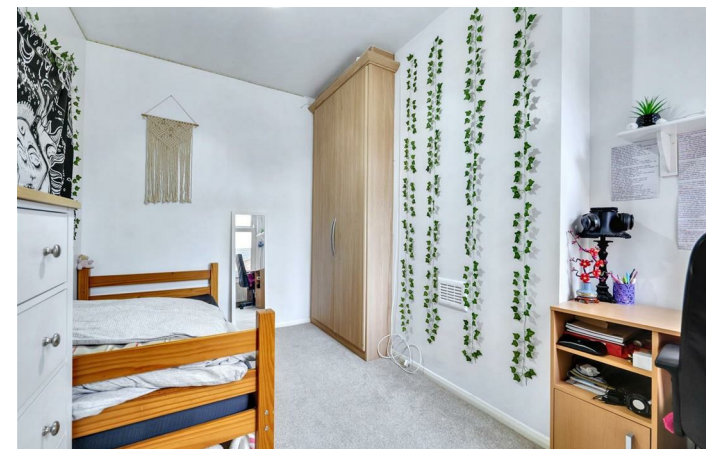
- Extended three bedroom terraced home
- Multiple reception rooms including garden room/snug
- Stylish and contemporary finish throughout
- Multiple bath/shower rooms
- Cul-de-sac location with permitted parking
- Extremely sought after location
- Short walk from Victoria Park
- Easy access to the train station and other transport links

**£250,000**









EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Leicester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





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