



Connells

Ruby Street
Leicester



Property Description

Ideally suited to FTB or BTL investors is this two bedroom end terrace property, in a popular residential location, within easy reach of De Montfort University and Leicester Royal Infirmary. Benefiting from gas central heating and double glazing, the accommodation comprises a lounge/dining room, kitchen, ground floor cloakroom with wc, two well appointed bedrooms and a bathroom. To the rear is an enclosed rear landscaped garden and allocated off street parking.

Entrance Hall

Laminated flooring with staircase rising to first floor landing and an understairs storage cupboard.

Cloakroom

Comprising low level wc, wash hand basin and extractor fan.

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Fitted with wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, plumbing for washing machine and dishwasher, laminate flooring and a double glazed window to the front.

Lounge/Dining Room

12' 9" x 11' 7" (3.89m x 3.53m)

French doors leading out to the garden, laminate flooring, radiator and television point.

First Floor Landing

With airing cupboard and loft access.

Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m)

Double bedroom with double glazed window to the rear elevation, carpet flooring and a radiator.

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

Double bedroom with double glazed window to the front elevation, carpet flooring and a radiator.

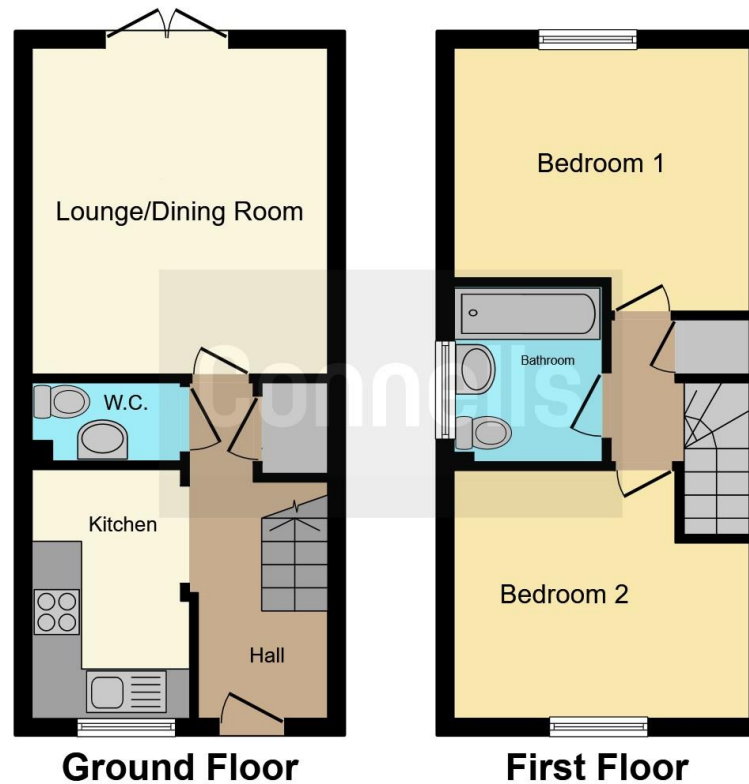
Bathroom

Bath fitted with mixer tap and electric shower over, wash hand basin, low level wc, extractor fan, radiator, tiled floor and a double glazed window to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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