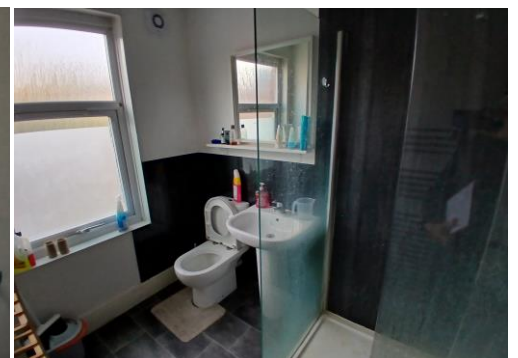


**FOR SALE**  
**Tudor Road**  
**Newfoundpool**  
**Leicester LE3 5HU**



**ASKING PRICE: £188,000**

- Residential Investment
- A Well-Presented Mid Terrace Property
- Located In The Sought After Area of Newfoundpool
- Within Walking Distance To Highcross Shopping Centre & De Montfort University
- Lounge, Dining Room, Kitchen, Two Bedrooms, Shower Room, WC
- Rear Enclosed Yard With Store, WC & Gate To Rear Passageway
- Currently Let At £12,000 Per Annum Exclusive (£1,000 pcm)



## Location

This property is located on Tudor Road, which is off St Augustine Road and King Richards Road and is in the popular area of Newfoundpool. The property benefits from being within walking distance to Leicester City Centre, De Montfort University and near to many more local amenities.

## Description

A well presented, mid terrace property briefly comprising; lounge, dining room, kitchen, 2 bedrooms, separate WC and shower room. Externally, a rear enclosed yard with a store, WC (untested) and a door to a shared passageway leading out on to Vernon Street.

## Accommodation

*All measurements are approximate:*

### Lounge - 12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed door to front, double glazed window to front, radiator, power points, pendant light fitting.

### Dining Room - 5' 6" x 11' 4" (1.68m x 3.45m)

Double glazed window to rear, storage cupboard, stairs to first floor, radiator, power points, pendant light fitting.

### Kitchen - 13' 2" x 6' 0" (4.01m x 1.83m)

Door to side, double glazed window to side, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, electric oven, four burner electric hob with extractor fan over, boiler, plumbing for washing machine, tile splashback surrounds, power points, pendant light fitting.

### First Floor Landing

Access to loft.

### Bedroom One - 10' 9" x 12' 5" (3.27m x 3.78m)

Double glazed window to front, radiator, power points, pendant light fitting.

### Bedroom Two - 11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to rear, radiator, power points, pendant light fitting.

## WC

Low level WC, wash hand basin with mixer tap, pendant light fitting.

### Shower Room - 8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to rear, shower cubicle, low level WC, pedestal wash hand basin with mixer tap, radiator, pendant light fitting.

## Outside

Rear enclosed yard with a store, WC (not tested) and a gate leading to a shared passageway with access out on to Vernon Street.

## Tenure

Freehold.

The property is currently let at £12,000 pax (£1,000 pcm)

## EPC

Band D.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

