

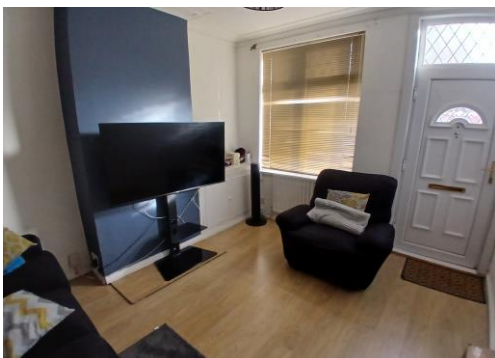
## FOR SALE

### Ruby Street Newfoundpool Leicester LE3 9GS



## ASKING PRICE: £165,000

- Residential Investment
- A Superb Mid Terrace Property
- Located Near To Fosse Road North
- In Close Proximity To Local Schools, Supermarkets, Parks & Much More
- Ideal for Investors
- Open Plan Reception Room, Kitchen, Two Bedrooms & Bathroom
- Rear Enclosed Yard With Store & WC (Untested)
- Currently Let At £10,500 Per Annum Exclusive (£875 pcm)



## Location

This property is located on Ruby Street, near to Fosse Road North and in the sought-after area of Newfoundpool. The property benefits from being in close proximity to local schooling, supermarkets, recreational facilities and much more.

## Description

A superb mid terrace property briefly comprising; open plan reception room, fitted kitchen, two double bedrooms and a family bathroom. Externally, a rear enclosed yard with store and WC (not tested) and a side access gate and paved patio.

## Accommodation

All measurements are approximate:

### Reception Room - 27' 6" x 10' 6" (8.38m x 3.20m)

Open plan reception room comprising; double glazed door to front, double glazed window to front, double glazed window to rear, stairs to first floor, radiators, power points, pendant light fittings.

### Kitchen - 16' 10" x 5' 4" (5.13m x 1.62m)

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

## First Floor Landing

Access to loft.

### Bedroom One - 11' 5" x 10' 6" (3.48m x 3.20m)

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

### Bedroom Two - 12' 4" x 7' 5" (3.76m x 2.26m)

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

### Bathroom - 12' 9" x 5' 5" (3.88m x 1.65m)

Double glazed window to rear, panelled bath with shower over, low level WC, pedestal wash hand basin, mirror unit above, tile splashback surrounds, radiator, power points, pendant light fitting.

## Outside

Rear enclosed yard with brick-built store and WC, side access gate and paved patio.

## Tenure

Freehold.

The property is currently let at £10,500 per annum exclusive (£875 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

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REGISTERED NUMBER: 5393795

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