

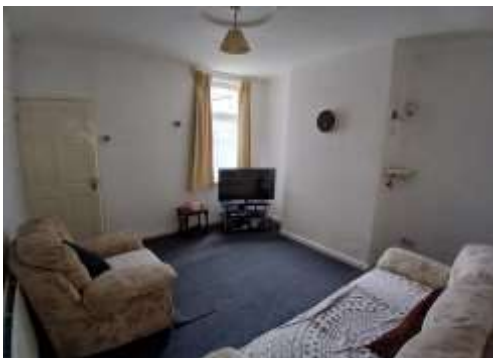
FOR SALE

**Rydal Street
Leicester
LE2 7DS**



ASKING PRICE: £220,000

- A Well-Presented Mid Terrace Property
- Conveniently Located Within Walking Distance To Many Nearby Amenities Such As LRI, De Montfort University & More
- Ideal For Investors/First Time Buyers
- 2 Reception Rooms, Kitchen, Cloakroom WC & Bathroom
- 3 Spacious Bedrooms
- Rear Enclosed Yard
- GCH & DG
- Viewings Highly Recommended



Location

This property is located on Rydal Street, which is off Jarrom Street and Upperton Road and in the area of Bede Island which offers great convenience. De Montfort University, Leicester Royal Infirmary and Morrisons Supermarket are a few of the amenities which are within walking distance, alongside many other shops, restaurants, parks and much more.

Description

A well-presented mid terrace property briefly comprising; two spacious reception rooms, kitchen, lobby, cloakroom WC, bathroom and three bedrooms. Externally, a rear enclosed yard with a private and sunny outlook. This property is ideal for investors and first time buyers.

Accommodation

All measurements are approximate:

Reception Room One - 12' 3" x 11' 5" (3.73m x 3.48m)

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

Reception Room Two - 12' 3" x 11' 5" (3.73m x 3.48m)

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

Kitchen - 12' 7" x 6' 7" (3.83m x 2.01m)

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

Lobby - 6' 8" x 5' 3" (2.03m x 1.60m)

Double glazed door to side, access to WC and bathroom.

Cloakroom WC

Double glazed window to side, low level WC, pendant light fitting.

Bathroom - 7' 1" x 5' 3" (2.16m x 1.60m)

Double glazed window to side, panelled bath with electric shower over, wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom One - 11' 3" x 13' 2" (3.43m x 4.01m)

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

Bedroom Two - 10' 1" x 11' 3" (3.07m x 3.43m)

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

Bedroom Three - 12' 9" x 6' 4" (3.88m x 1.93m)

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

Outside

A rear enclosed yard.

Tenure

Freehold.

EPC

Pending.

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



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 Metapex 5/2025

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

