









welcome to

Ryder Road, Leicester

A lovely three-bedroom home on Ryder Road, Braunstone Frith, featuring an open-plan lounge and kitchen, a bathroom, a rear garden, and parking to the rear. Viewing advised

Lounge

24' 5" x 11' 1" (7.44m x 3.38m) Window to the front, window to the rear and radiator.

Kitchen

10' 4" x 7' 1" (3.15m x 2.16m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under stairs storage cupboard, integrated oven and hob.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

10' 11" x 7' 9" (3.33m x 2.36m) Window to the rear, storage cupboard and radiator.

Bedroom Two

10' 4" x 6' 11" (3.15m x 2.11m) Window to the front and radiator.

Bedroom Three

7' 2" x 6' 11" (2.18m x 2.11m) Window to the front and radiator.

Bathroom

Window to the side, bath with shower over, WC, hand wash basin and radiator.

Rear Of Property

To the rear of the property is a garden, offering a peaceful retreat for relaxation or outdoor activities. Additionally, there is parking available to the rear, conveniently situated behind the garden, making it easy to access your vehicle.













welcome to

Ryder Road, Leicester

- End Terraced
- Three bedrooms
- Open-plan living space
- Rear garden
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£190,000

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Property Ref: LHS119988 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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