



NEWTON

185 Ryder Road, Leicester - LE3 6UZ

Guide Price £210,000

 **NEWTON FALLOWELL**



185 Ryder Road

Leicester

DREAM FIRST BUY! - Newton Fallowell are excited to welcome to the market this two bedroom semi detached home representing an exciting opportunity for first time purchasers and investors to acquire a well presented home conveniently located for access to the motorway and must be viewed in person to be fully appreciated. The property benefits from double glazing, gas central heating and briefly comprises entrance hall, lounge and kitchen diner to the ground floor with two bedrooms and a bathroom to the first floor. Outside there is a driveway providing off road parking with a lawned garden at the rear. An early viewing is strongly recommend to avoid disappointment.

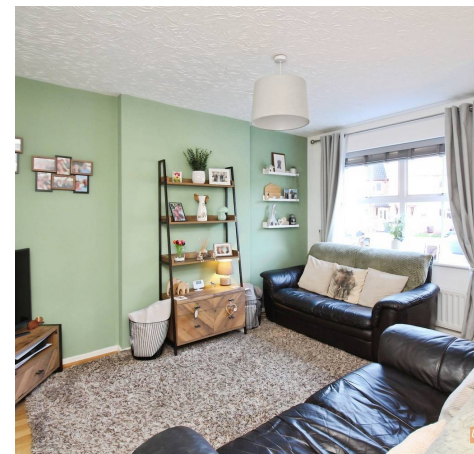
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedrooms
- Semi detached home
- Modern fitted kitchen diner
- Convenient located for major road links
- Off road parking for two cars
- Perfect first time purchase
- Need independent mortgage advice? Get in touch today!
- Teure - Freehold / Tax Band B
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming entrance lobby, with a staircase rising to the first floor and a door leading through to the reception room, presented with wood effect flooring and offering a window to the front aspect. There is also a useful storage cupboard under the stairs. A particular highlight of the home is the open plan kitchen diner, fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, gas oven, gas hob, plumbing for a washing machine, space for a fridge freezer, central heating boiler, central heating radiator, double glazed window to the rear elevation and patio doors to the rear garden.

Moving upstairs

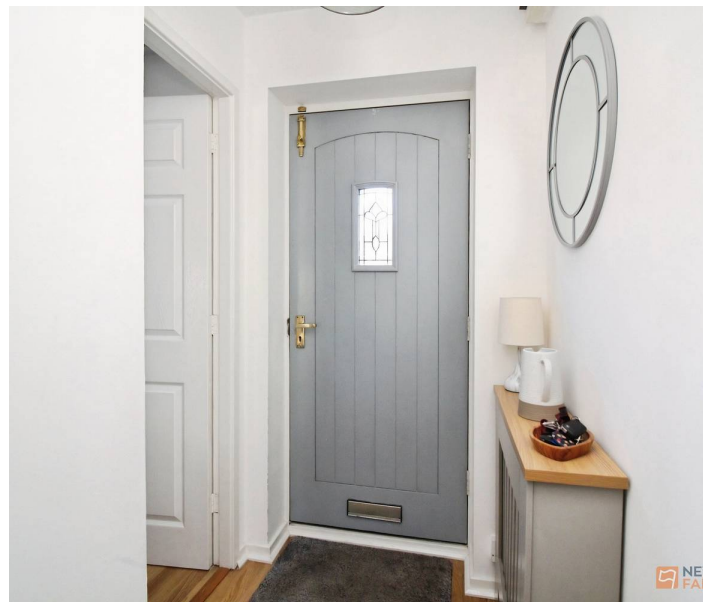
Ascend to the first floor, the landing gives access to two bedrooms, the principal bedroom being a comfortable double and offering a built in cupboard. The second bedroom is presented with carpet flooring and offering a window to the rear elevation. Completing the first floor is the bathroom comprising a bath with mixer taps and shower over, wash hand basin, wc, part tiling and a double glazed window to the rear elevation.

Outside

The plot offers a driveway providing off road parking for two cars. Gated access to the side leads to the lawned garden, with fencing to boundaries and a patio area adjacent to the home ideal for outdoor sitting and entertaining. There is also a shed.

Location

Ryder Road is located in the Braunstone Frith area of Leicester, approximately 3 miles west of Leicester city centre. It is a predominantly residential road with a small local shopping parade nearby, and benefits from convenient access to local amenities, public transport and major road links. The surrounding area is primarily made up of established residential housing, with employment and retail areas close by.



Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

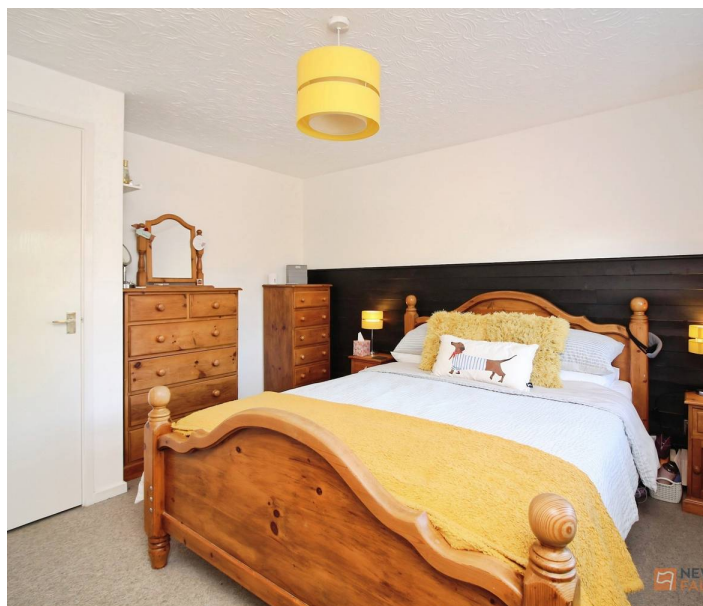
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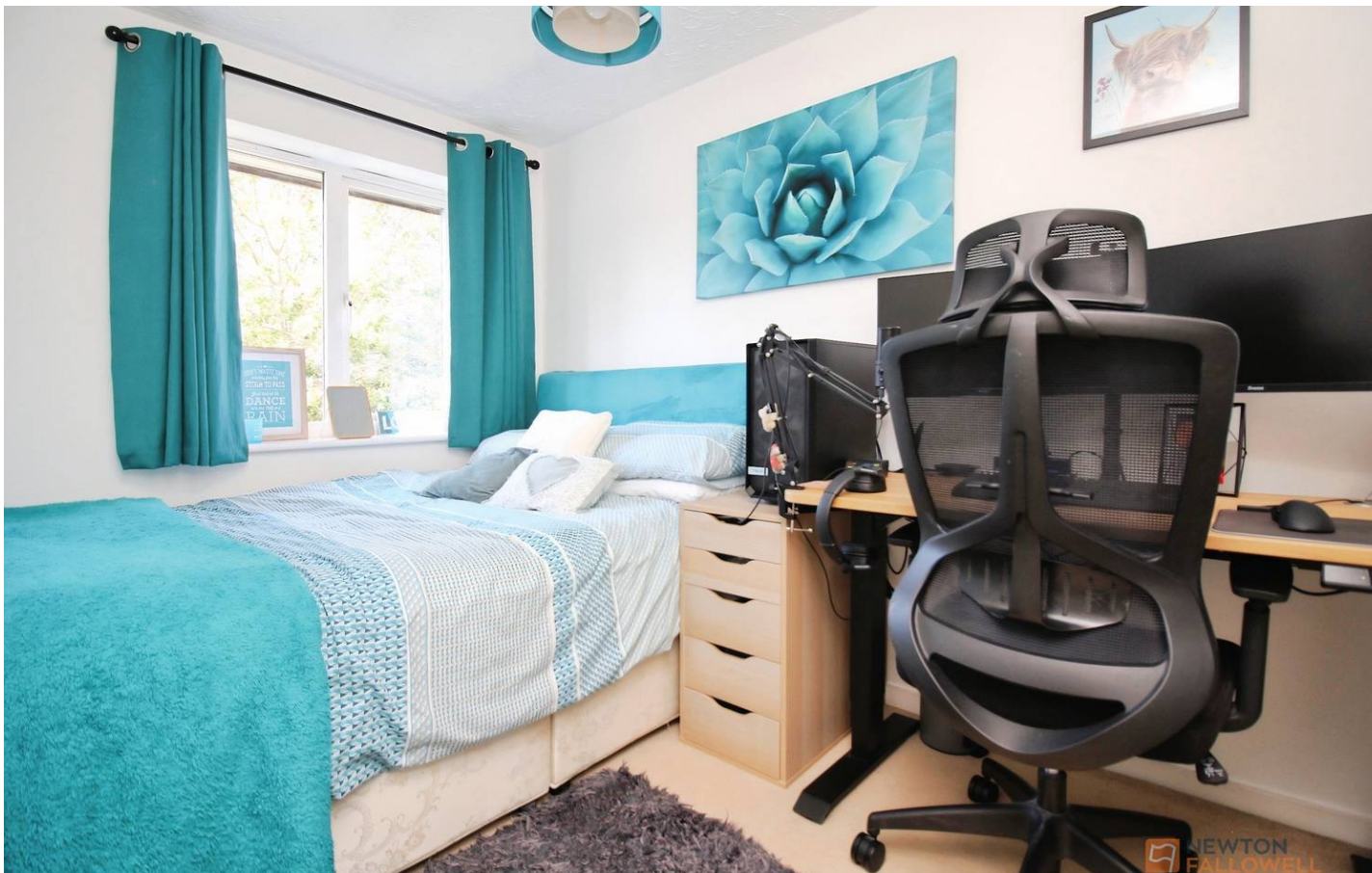
Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





Agents Note

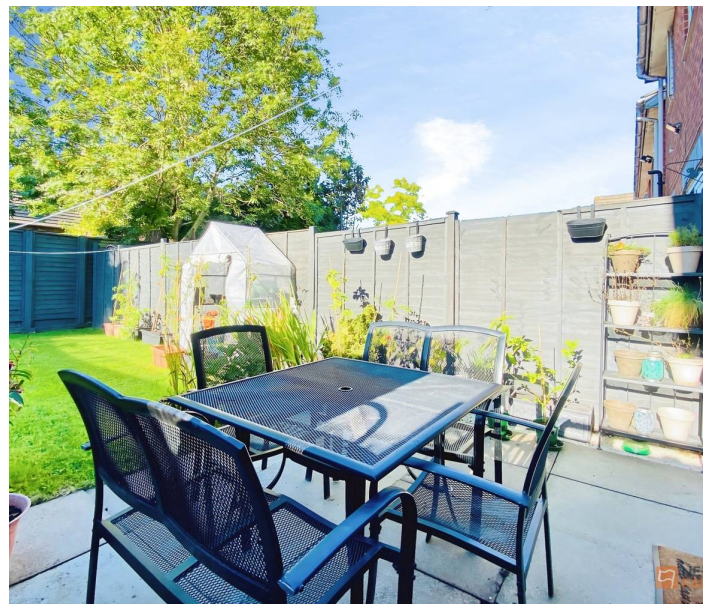
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

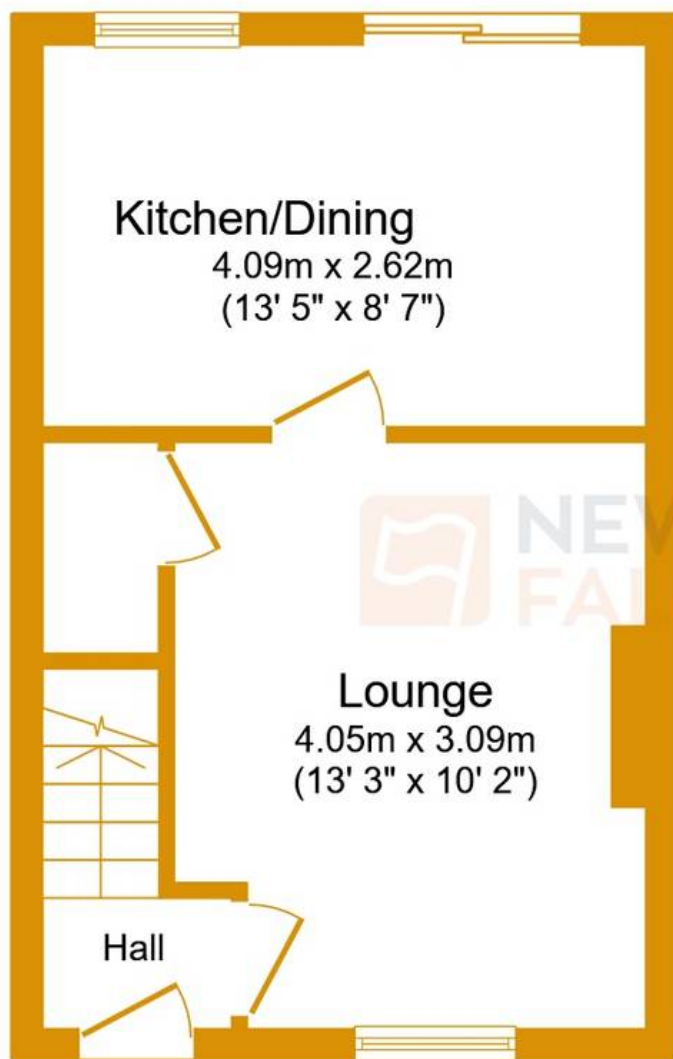
Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

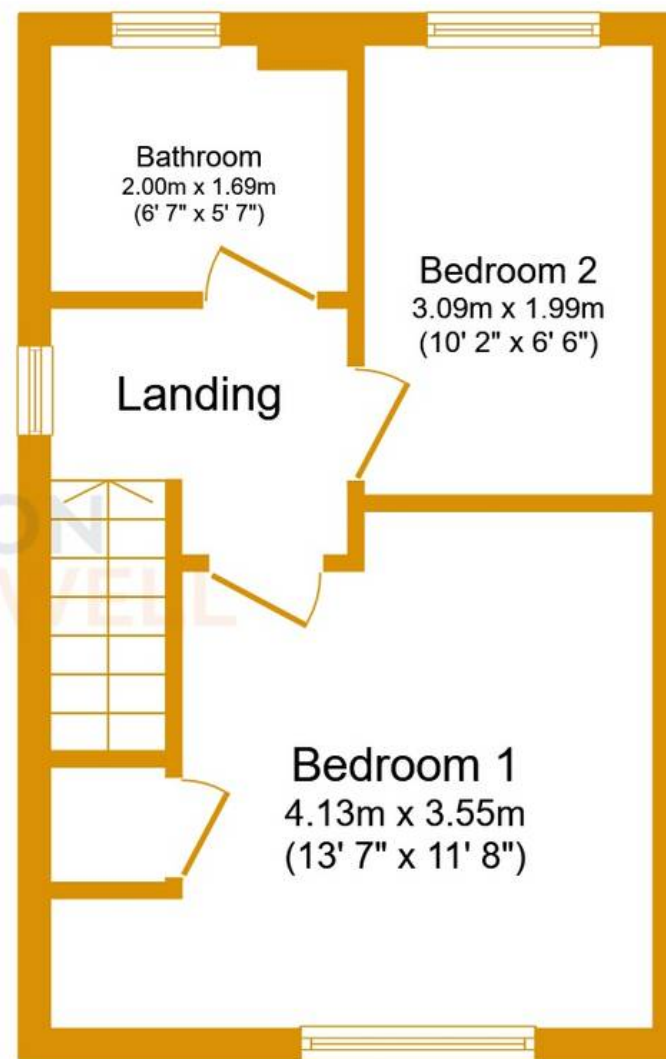
Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





Ground Floor



First Floor

Total floor area: 55.8 sq.m. (600 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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