



Asking Price £160,000

Ridley Street, Leicester, LE3 0QL

- End Terraced Property
- Two Reception Rooms
- Bathroom
- No Upper Chain
- Central Location
- Two Double Bedrooms
- Kitchen
- Courtyard Garden
- EPC Rating E Council Tax Band A
- Freehold



A pretty END OF TERRACE house with TWO DOUBLE BEDROOMS located in the WEST END.

Offered for sale with NO UPPER CHAIN and having a COURTYARD GARDEN and CELLAR.

The house briefly comprises of TWO RECEPTION ROOMS and a kitchen on the ground floor.

On the first floor are two double bedrooms and a bathroom with VAULTED CEILING.

Confidentially located for Leicester City Centre.



RECEPTION ONE
11'6" x 11'5" (3.52 x 3.49)

Front door, coving, built in cupboard, brick fireplace, radiator, double glazed windows to front aspect.



RECEPTION TWO
11'11" x 11'5" (3.64 x 3.50)

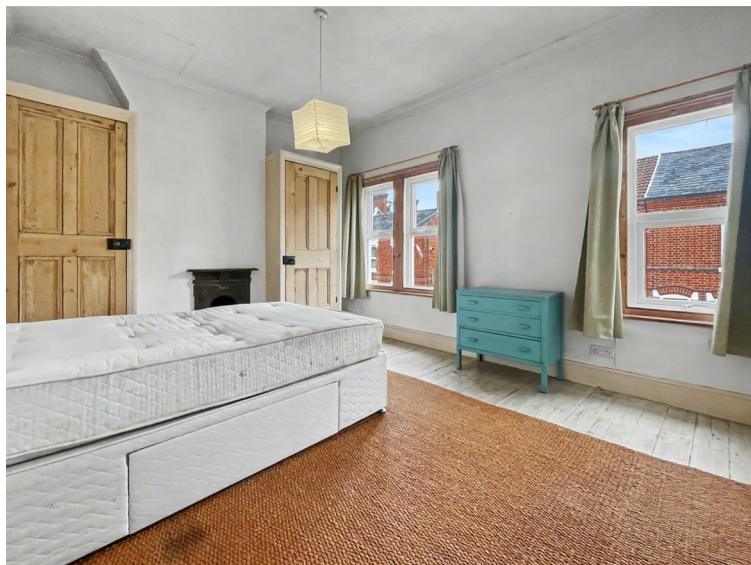
Brick chimney breast, coving, radiator, double glazed window to rear, door leading down into cellar.



KITCHEN
8'10" x 5'10" (2.71 x 1.80)

Fitted units with worktops and tiled splashbacks, circular sink with drainer, electric cooker, space for fridge freezer, plumbing for washing machine, tiled floor, radiator, double glazed window to side aspect and door to side elevation.

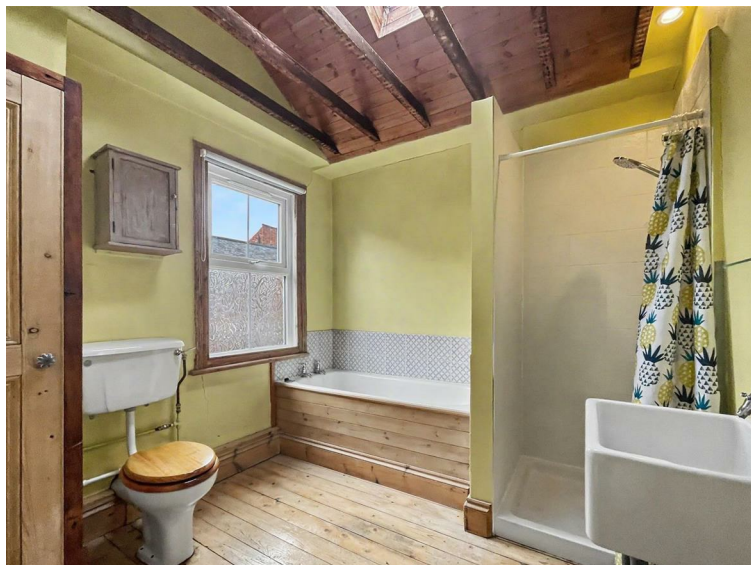
LANDING
Radiator.



BEDROOM ONE

14'7" x 11'5" (4.46 x 3.49)

Cast iron fireplace, coving, two built in cupboards, floor boards, radiator, double glazed windows to front aspect.



BATHROOM

9'1" x 8'7" (2.78 x 2.63)

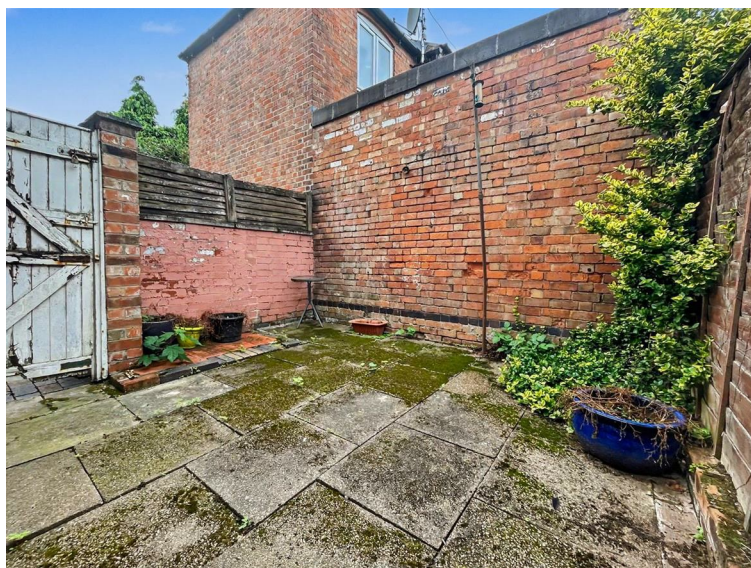
Bath, shower with mains shower, butler sink, low level W/C, built in cupboard housing 'Worcester' boiler, vaulted ceiling, velux window to ceiling, floor boards, part frosted double glazed window to rear aspect.



BEDROOM TWO

12'0" x 11'6" (3.66 x 3.51)

Cast iron fireplace, floor boards, radiator, double glazed window to rear aspect, staircase leading into loft.



OUTSIDE

Courtyard garden with paved seating area, water tap, gate to side aspect.

CELLAR

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm

AML DISCLAIMER

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

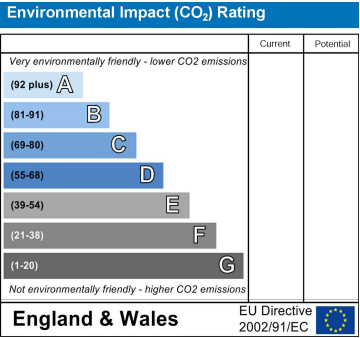
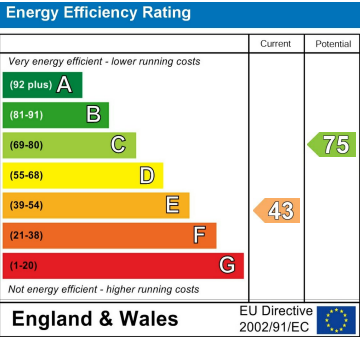
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

DISCLAIMER

The vendor has made us aware that the cellar flooded in 2024 due to a burst pipe on Ridley Street.





Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

