



READINGS

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Ryder Road
Leicester, LE3 6TA

Offers In The Region Of £195,000



Ryder Road

, Leicester, LE3 6TA

Ideal first time purchase or buy to let investment, this modern two bedroom semi detached house is offered for sale with the benefit of UPVC double glazing, gas central heating from a modern boiler and no onward chain. There is an entrance hall, cloaks/WC, lounge which is open plan to the kitchen, landing, two bedrooms and a bathroom. Front and rear gardens and driveway providing off road parking complete this property. Competitively priced and in a popular location an early viewing is recommended to avoid missing out. No chain. Council Tax Band B.

Entrance hall

Cloaks/WC

Lounge

13'1" max x 12'4" max (3.99m max x 3.76m max)

Kitchen

11' x 6' (3.35m x 1.83m)

Landing

Bedroom one

12'4" max 9' min x 11' max (3.76m max 2.74m min x 3.35m max)

Bedroom two

12'5" x 6'4" (3.78m x 1.93m)

Bathroom

Gardens

Driveway





Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

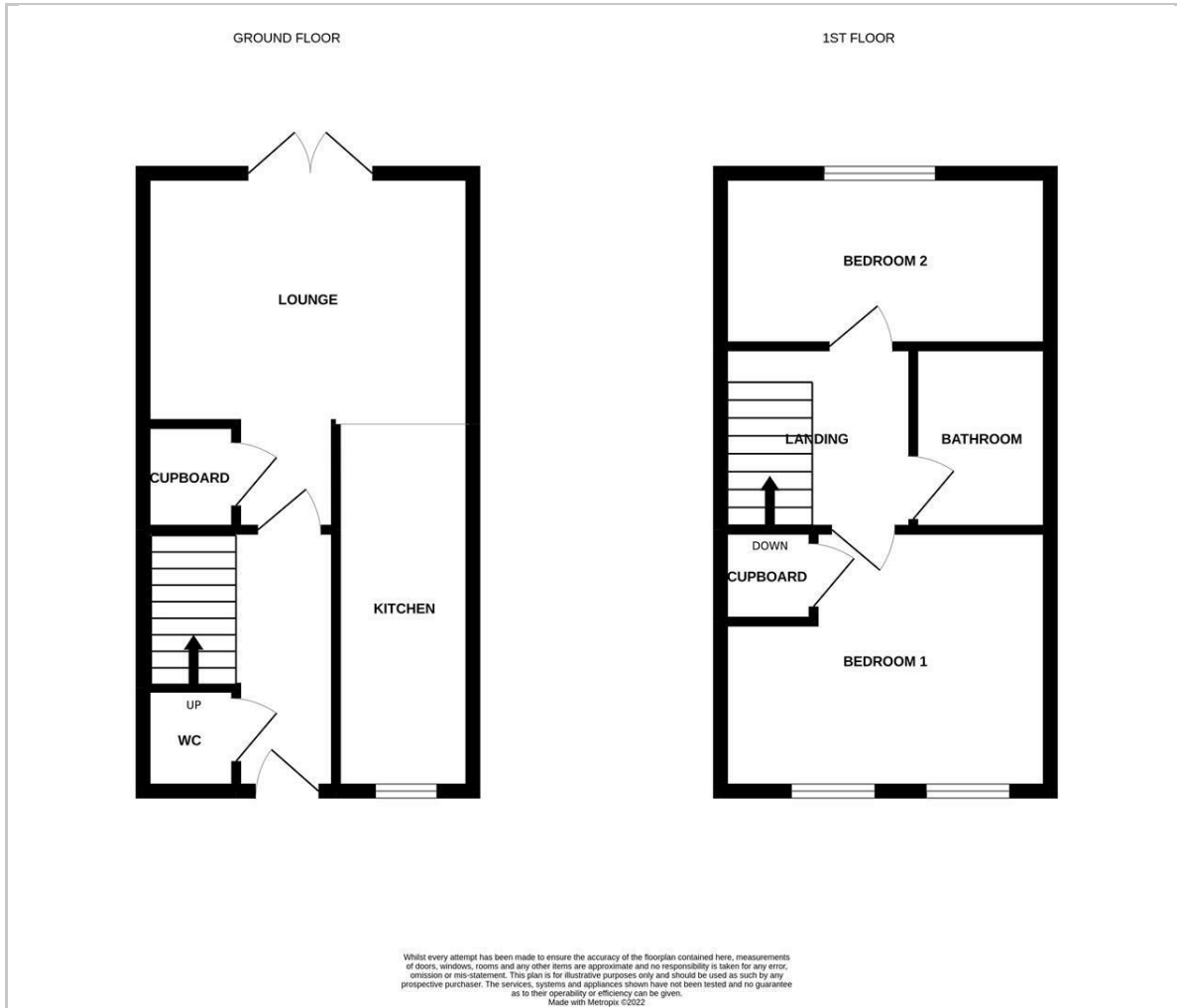
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

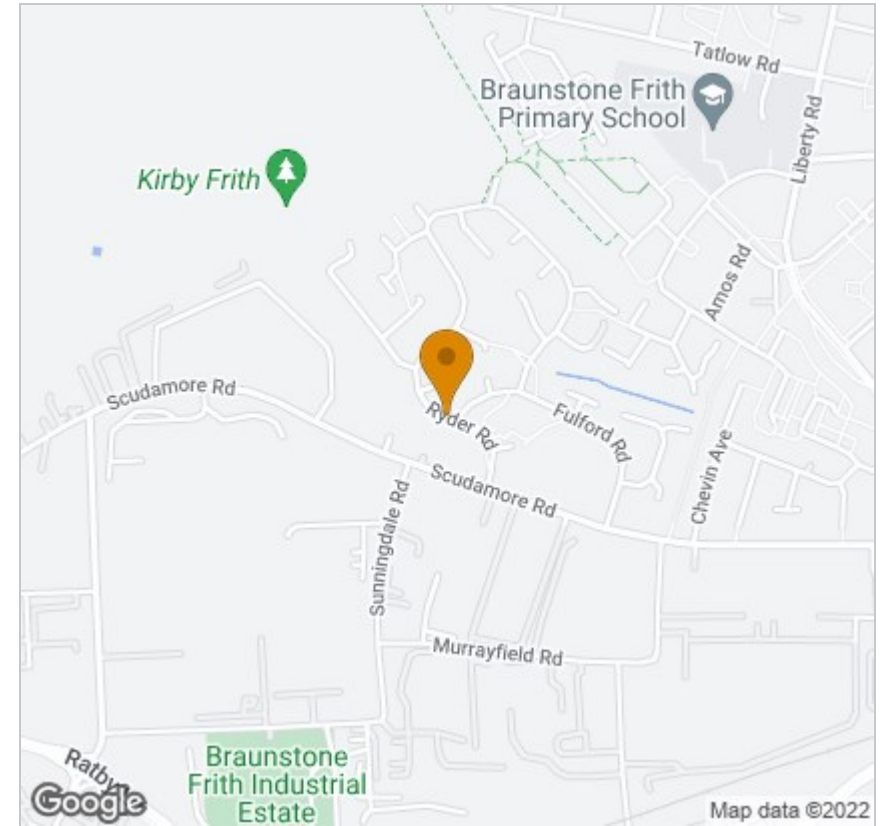
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

