

JAMES
SELICKS

20 RUBY STREET
NEWFOUNDPOOL, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES

20 Ruby Street
Newfoundpool
Leicester
LE3 9GR

Located in the heart of Leicester's thriving Newfoundpool, a modern terraced property with two bedrooms and one allocated parking space, immaculately presented by the current owners and thought ideal for a first time buyer or investor.

Entrance porch | kitchen | sitting room | two bedrooms | bathroom | good-sized lawned rear garden | one allocated car parking space | EPC - C

LOCATION

The property is located in Newfoundpool which provides excellent access into the city centre and with its professional quarters and mainline railway station as well as being within easy walking distance of the abundance of local facilities along Fosse Road North including shopping, post office, banks, public houses and a garage.

ACCOMMODATION

The property is entered via a uPVC double glazed front door into an entrance hall which has a window to the front and houses the stairs to the first floor with an understairs storage cupboard beneath. A ground floor cloakroom provides a low flush WC and pedestal wash hand basin.

The kitchen has an excellent range of Shaker style eye and base level units and drawers, ample preparation surfaces, stainless steel sink and drainer unit, stainless steel four-ring gas hob with oven under, tiled splashback and extractor unit over, Worcester wall mounted combination boiler, plumbing for automatic washing machine and space for fridge-freezer, uPVC double window to front elevation. The sitting room has uPVC double glazed French doors to the rear elevation.

To the first floor is a landing housing a large storage cupboard. The master bedroom has a uPVC double glazed window to the rear elevation and halogen down spotlights. Bedroom two has a uPVC double glazed window to the front elevation. The bathroom has a low flush WC, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls.

OUTSIDE

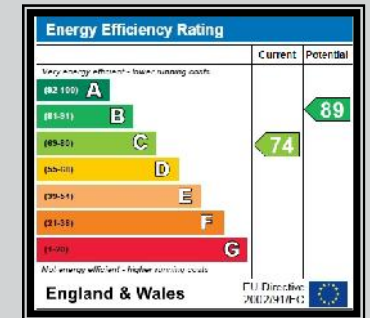
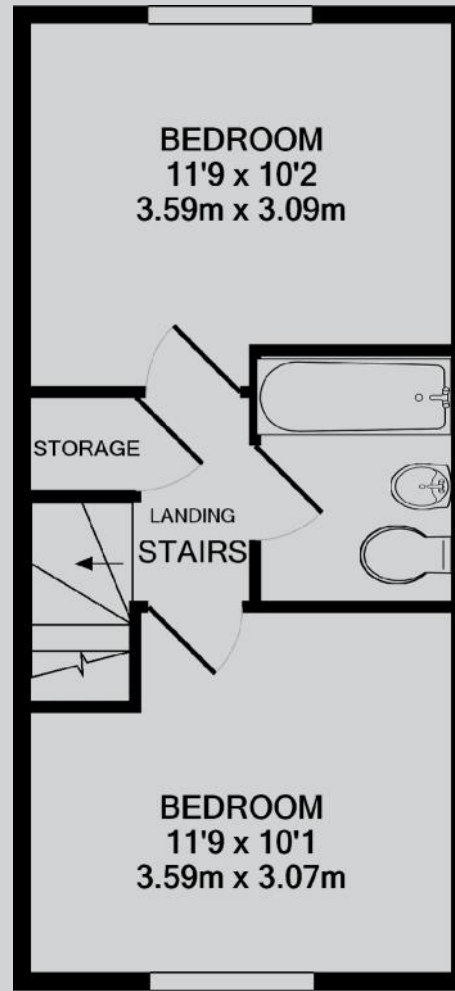
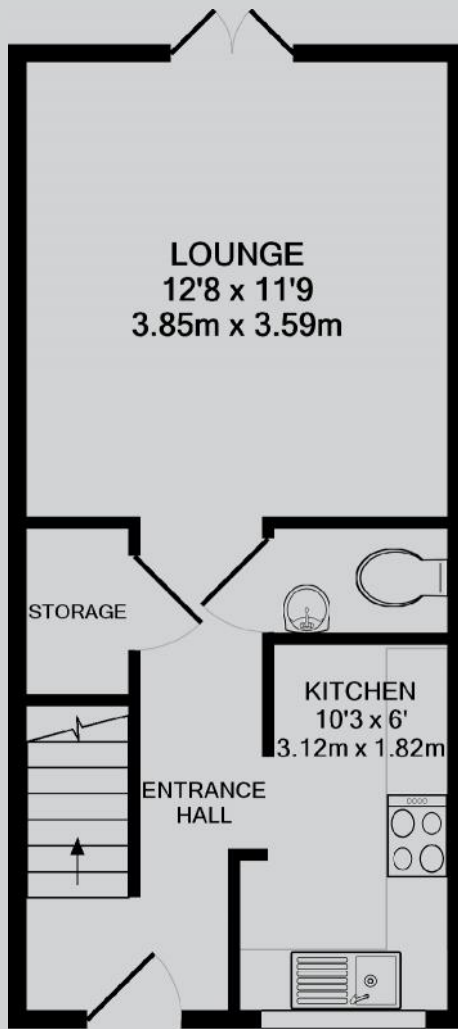
To the rear of the property is a good-sized garden, mainly laid to lawn, with a patio entertaining area area, gravelled borders and fully fenced boundaries. The property has one allocated parking space.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road in a westerly direction, bearing right at the traffic light complex into Fosse Road North and eventually turning left just before the Tesco petrol station onto Pool Road where eventually take a right hand turn into Ruby Street, where the property can be located.







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Total Approximate Gross Internal Floor Area = 612 SQ FT / 57 SQ M
Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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