



**50 Ivy Road, Leicester, LE3 0DF**

Offers Over **£150,000**



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 50 Ivy Road

Leicester

Two-bedroom terraced home west of Leicester City Centre. Two receptions, kitchen, garden, gas heating, double glazing. Ideal for first-time buyers or investors. Great transport and local amenities. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upward sales chain
- Two double bedrooms
- Front and rear reception rooms
- Kitchen with scope for modernisation
- Family bathroom
- Private rear garden with outbuildings
- Gas central heating & UPVC double glazing
- Excellent location, close to Narborough Road, Fosse Park & Leicester City Centre



**DISCLAIMER**  
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.  
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.  
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Ground Floor**  
Approx. 33.6 sq. metres (362.0 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

**Andrew Granger & Co (Part Of Sheldon Bosley Knight)**

**Sheldon Bosley Knight, 41c The Parade, Oadby - LE2 5BB**

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**Future Development & Planning:**  
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.