

# FOR SALE

***29 Ruby Street, West End, Leicester***



***Offers Over £150,000***

**3 x  2 x  1 x **

- ***Three Bedrooms***
- ***Close To Local Amenities***
- ***Separate Reception & Lounge***
- ***Gas Central Heating***
- ***Double Glazing***
- ***Investment Opportunity***

**0116 273 5373**

**[aceproperties.co.uk](http://aceproperties.co.uk)**

## DESCRIPTION

Ace Properties, Chartered Surveyors, are pleased to offer this three-bedroom terraced property located in the popular area of the West End close to local amenities and within walking distance to the City Centre and all local amenities. Property benefits from double glazing and gas central heating. Accommodation comprises of one reception room leading to one lounge, fitted kitchen, and a family bathroom on the ground floor. The first floor comprises of two good-sized double bedrooms and one single bedroom.

## DETAILS

**Front Lounge** 3.25m x 3.53m (10'8" x 11'7")

Double glazed window to the front elevation, single panel radiator and meter cupboard.

**Second Lounge** 3.76m x 3.21m (12'4" x 10'6")

Double glazed window to the rear elevation and single panel radiator

**Kitchen** 1.6m x 2.9m (5'3" x 9'6")

Double glazed window to the side elevation, wall mounted kitchen units, gas cooker and combi boiler.

**Family Bathroom** 1.71m x 1.77m (5'7" x 5'10")

Three-piece suit with handlebars, WC and penicillin wash basin.

**Bedroom One** 3.2m x 3.68m (10'6" x 12'1")

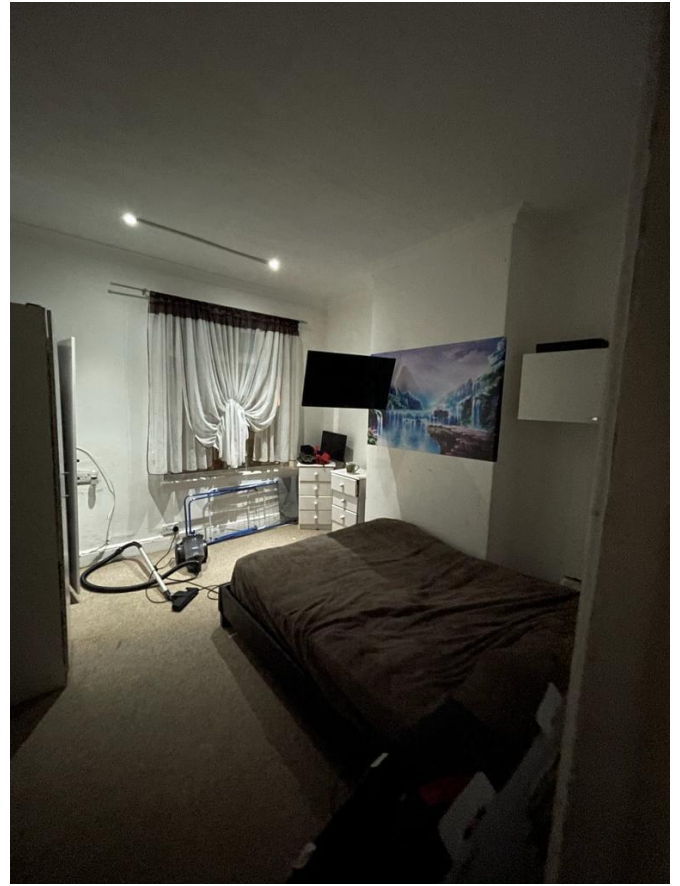
Double glaze window to the front elevation and single panel radiator

**Bedroom Two** 2.3m x 3.8m (7'7" x 12'6")

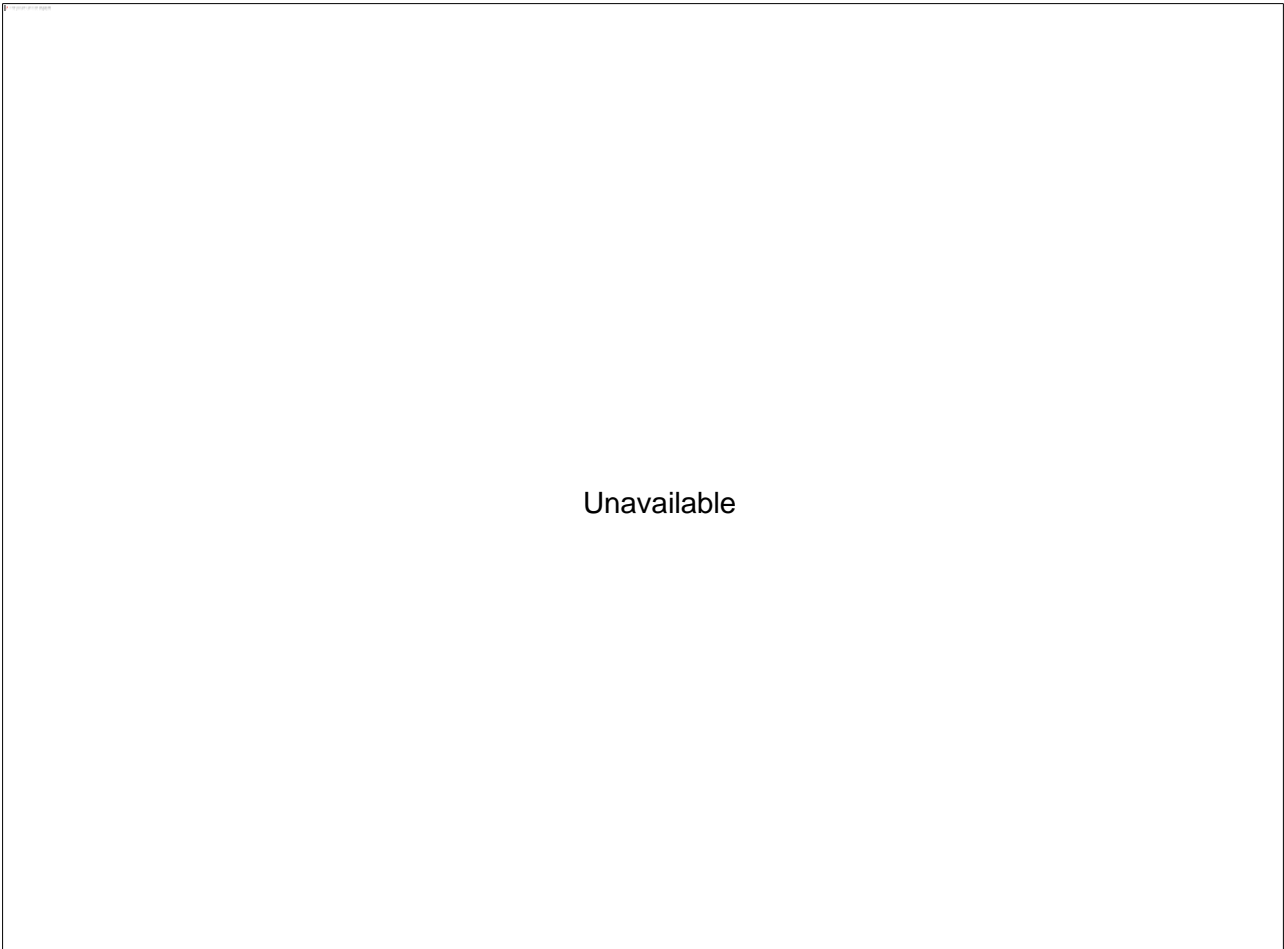
Double glaze window to the rear elevation and single panel radiator

**Bedroom Three** 1.7m x 3.6m (5'7" x 11'10")

Double glaze window to the rear elevation and single panel radiator



FLOOR PLAN



EPC CHART

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**Ace Properties**  
160 Evington Road  
Leicester  
LE2 1HL  
0116 273 5373  
admin@aceproperties.co.uk  
www.aceproperties.co.uk

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements