



**Ramsey Way,**  
Leicester, Leicestershire, LE5 1SJ

**NEWTON**FALLOWELL 

Ramsey Way,  
Leicester, Leicestershire, LE5 1SJ  
£205,000

This THREE BEDROOM MID TOWNHOUSE offers an ideal first time buyer opportunity within the popular Netherhall suburb of Leicester LE5, being within walking distance of many local schools, shops and green spaces as well as good road links to surrounding villages: Newton Fallowell Oadby are pleased to offer For Sale this well located family home offering well proportioned rooms with a newly built workshop to the garden. The accommodation briefly comprises of a hallway entrance leading into a large lounge/diner along with kitchen to the rear. The first floor offers three bedrooms with wardrobe storage along with a bathroom and separate w/c. Outside there is a front driveway, the shared side access leads to a rear garden with patio area along with outbuilding storage and a newly built workshop to the foot of the garden. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



### Hallway

Hallway entrance having laminate flooring, central heating radiator, storage cupboard, stairs to first floor and door through to the lounge.

### Lounge/Diner

20'6" x 11'5" (6.26 x 3.48)

Spacious lounge and dining space having double glazed windows to the front and rear aspects, laminate flooring, two central heating radiators and fireplace with back boiler.

### Kitchen

12'8" x 6'5" (3.88 x 1.96)

Fitted base and wall storage cupboards, tiled flooring, part tiled walls, sink and drainer unit, plumbing for washing machine, gas hob and door to the rear leading into the garden.

### First Floor Landing

Landing area having carpet flooring, loft access and doors to all rooms.

### Bedroom One

15'7" x 9'3" (4.76 x 2.84)

Spacious double bedroom having carpet flooring, central heating radiator, fitted wardrobe storage with drawers and two double glazed windows to the rear aspect.

### Bedroom Two

10'11" x 9'4" (3.33 x 2.85)

Double bedroom having carpet flooring, fitted double wardrobes, central heating radiator and double glazed window to the front aspect.

### Bedroom Three

8'7" x 7'11" (2.64 x 2.43)

Double glazed window to the front aspect, carpet flooring, central heating radiator and fitted cupboard storage.

### Bathroom

Bath with shower over, pedestal wash hand basin, laminate flooring, part tiled walls, central heating radiator and double glazed window to the rear aspect.

### W/C

Separate from the bathroom having vinyl flooring, low level flush w/c and window to the rear aspect.

### Outside

The rear garden is primarily laid to lawn with a patio area, fence boundaries, outbuilding used as a separate spice kitchen. A newly built workshop has been added to the foot of the garden.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Leicester City Council - Tax Band A. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

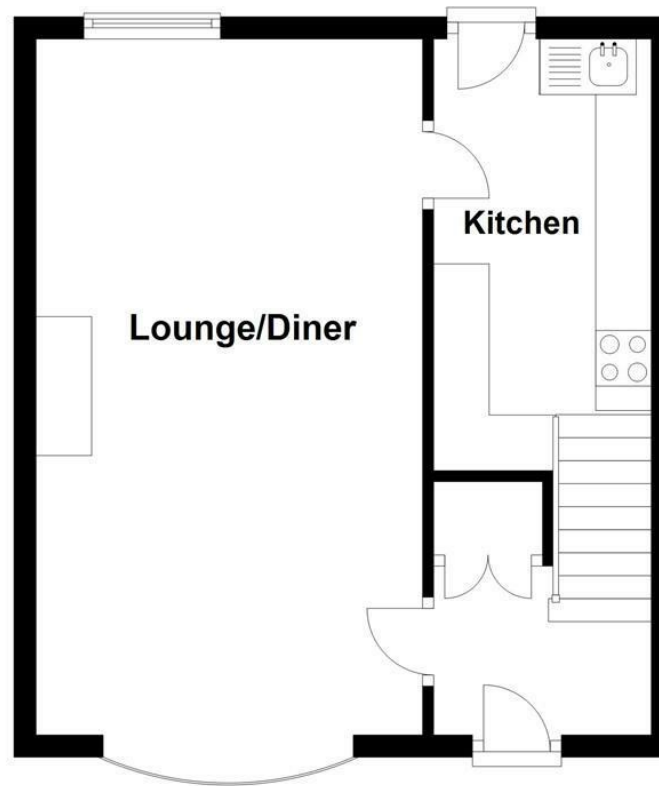


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	58
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

