FOR SALE

PRICE £175,000



36 Warwick Street, Leicester, LE3 5SD

Rightway Estate Agents are pleased to offer this excellent three bedroom mid terrace property situated in the popular area of Newfoundpool in Leicester. The property is offered as an investment with a tenant on a 6 months AST paying £750 pcm.

Brief details;

- Lounge.
- Dining room.
- Kitchen.
- Ground floor bathroom.
- 3 bedrooms.
- Recently redecorated and new laminate flooring installed.
- Close to Schools, supermarkets and transport links.
- Viewing recommended.



Dining room

First Floor Details;

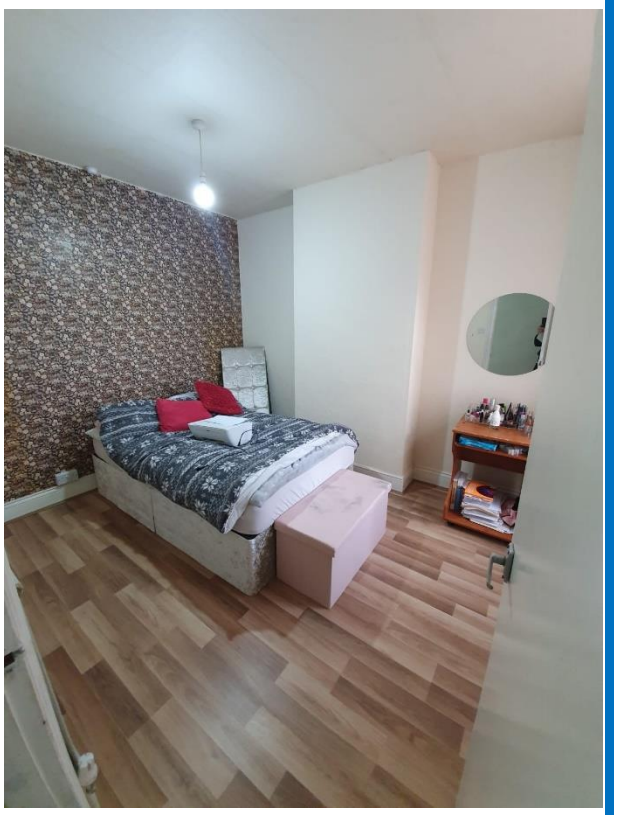
- **Bedroom 1** – 3.68m x 3.5m (12.1ft x 11.5ft)
- **Bedroom 2** – 2.79m x 3. 66m (9.2ft x 12ft)
- **Bedroom 3** – 3.76m x 1.99m (12.3ft x 6.6ft)



Kitchen

Ground Floor Details;

- **Lounge –** 3.35m x 3.2m (11ft x 10.6ft)
- **Dining Room –** 3.6m x 3.2m (11.8ft x 10.5ft)
- **Kitchen –** 3.75m x 1.94m (12.3ft x 6.4ft)
- **Lobby area with storage –** 1.43m x 0.84m (4.7ft x 2.8ft)
- **Downstairs Bathroom –** 2.14m x 2m (7ft x 6,6ft)



Bedroom 2

To view:

Call: Rightway Estate Agents Ltd
101 Harrison Road
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0116 319 5575
Email: info@rightwayestateagents.co.uk

All measurements are approximate and do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification on any points please contact us.