

## 2 Bed Terraced In Stephenson Drive , Ratby, LE6 0PP

£73,500





## SHORT DESCRIPTION

Property Ref: 15054 Charming Two-Bedroom Mid-Terraced Home – Stephenson Drive, Ratby, Leicester, LE6. Welcome to this delightful two-bedroom mid-terraced home, ideally situated on the popular Stephenson Drive in the sought-after village of Ratby. Perfect for first-time buyers, small families, or investors, this well-maintained property offers a blend of comfort and convenience in a quiet residential setting. As you enter, you are welcomed into a spacious living room that provides a warm and inviting space to relax or entertain. The kitchen is positioned to the rear, with ample worktop and cupboard space and easy access to the private rear garden, ideal for outdoor dining and summer evenings. Upstairs, the property offers two generously sized bedrooms and a modern family bathroom, providing practical and functional living space. Further benefits include gas central heating, double glazing, and on-street parking. Located within walking distance to local amenities, highly regarded schools, and with excellent transport links to Leicester city centre and nearby motorways, this home is as well-connected as it is charming. A fantastic opportunity not to be missed – early viewing is highly recommended! Property Type: Terraced Full selling price: £210000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £73500.00 Monthly rent based on 35% share: £392.16 Staircasing allowable: Yes Remaining lease (In Years): 996 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £514.92 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

**Bed Room(s)**

1

**Bath Room(s)**

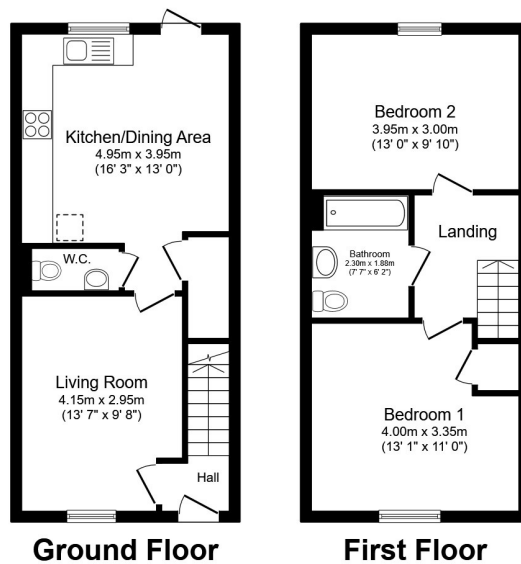
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 73.6 sq.m. (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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