



# Park Road Ratby

- Victorian semi-detached character home
- Offered with no upward chain
- Excellent scope for further enhancement
- Two versatile reception rooms
- Breakfast kitchen with utility area
- Two double bedrooms plus study room
- Generous and mature rear garden
- Sought-after village location in Ratby
- EPC Rating D / Council Tax Band C / Freehold

Alexanders are delighted to bring to the market this traditional, Victorian semi-detached property, offered with no upward chain and presenting excellent potential for further enhancement. Located in the sought-after village of Ratby, the property provides spacious and versatile accommodation throughout.

Enjoying a layout typical for a property of this style and age, the ground floor accommodation includes two reception rooms, which are currently utilised as a sitting room and dining room, both benefitting from ornate coving and ceiling cornices. To the rear of the property is the breakfast kitchen, rear lobby/utility area and the family bathroom.

Upstairs, there are two double bedrooms, one of which benefits from fitted cabinetry and the other overlooking the garden and providing access to a third bedroom/study/dressing room.

A generous side access flows to the delightful and well-maintained rear garden. There is a raised patio area, providing an ideal spot for outdoor entertaining, a lawned area, which is framed by well stocked and established herbaceous borders and to the very end of the garden is a large vegetable plot which also has space for a greenhouse and shed.

Ratby is a popular Leicestershire village which combines a semi-rural setting with excellent everyday convenience. Families are well served by local independent and state schooling options. The village offers a range of local amenities including shops, a post office, library, cafés and pubs, with more extensive facilities available in Leicester just five miles away. For commuters, Ratby benefits from regular bus services and excellent road links via the M1 motorway (J21a) and M69 motorway, providing easy access across the Midlands.



**Method of Sale:**

The property is offered for sale by Private Treaty.

**Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Tenure:**

The property is being sold freehold with vacant possession upon completion.

**Local Authority:**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

**Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Money Laundering:**


Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

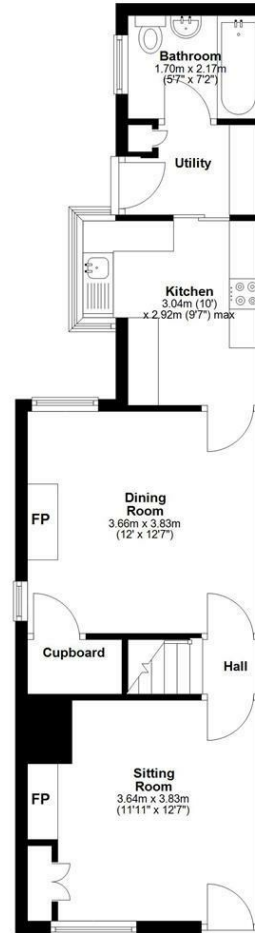


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 47.5 sq. metres (511.7 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

