



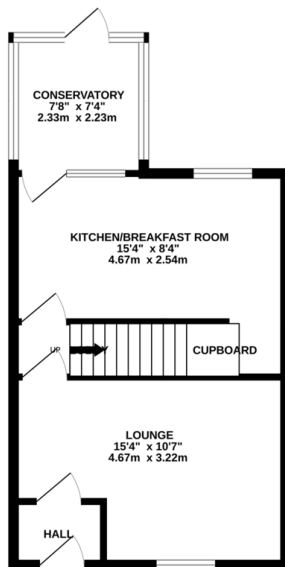
FOR SALE

2 Bed Town House in Bradshaw Avenue, Glen Parva, LE2 9PZ
£180,000

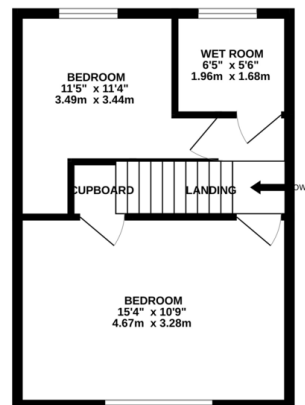
*** No Chain *** Ideal starter home occupying a quiet cul-de-sac position in Glen Parva. The property has great access to a selection of amenities and transport links. The accommodation comprises hall, lounge, inner lobby, breakfast kitchen, conservatory, two double bedrooms, wet room, front and rear gardens and communal parking area to the front of the property.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms etc. may contain errors and are approximate and no responsibility is taken for any error, omission or mis-statement. It is given for illustrative purposes only and should be checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- No Chain
- Two Bedrooms
- Town House
- Communal Parking Area
- Quite Cul-De-Sac
- Wet Room
- Pleasant Rear Garden
- Conservatory

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

