## Phillips George







## FOR SALE

3 Bed End Terraced House in Cartwright Drive, Leicester LE2 5HN £340,000

Occupying a larger than average corner plot this well presented extended three bedroom end of town house is situated within the highly popular location of Oadby. The accommodation comprises of main entrance porch and hall, lounge diner, kitchen, utility room, rear conservatory, landing to three bedrooms and bathroom. Further stairs rise to a converted attic space. Landscaped gardens set on corner plot with potential for further extension subject to planning approval. Internal inspection comes highly recommended.

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GROUND FLOOR 637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR 467 sq.ft. (43.3 sq.m.) approx



## 2ND FLOOR 247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx. thist every attempt has been made to ensure the accuracy of the foosphan contained here, measurements id oros, windows, oros and any other times are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any ospective purchase. The services, systems and appliances shown have no been tested and no guarantee as to their operability or efficiency can be given. 

 Current Potential

 Very energy efficient - lower running costs
 Ourrent
 Potential

 (92-100)
 A
 72
 82

 (81-91)
 B
 72
 82

 (69-80)
 C
 72
 72

 (55-68)
 D
 72
 82

 (39-54)
 E
 72
 82

 (1-20)
 G
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

 England, Scotland & Wales
 EU Directive 2002/91/EC
 C

- End Of Town House
- Large Corner Plot
- Scope For Further Extension
- Ample Car Standing Space
- Well Presented Throughout
- Converted Loft Space
- Landscaped Gardens
- Conservatory



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