



FOR SALE

3 Bed Town House in Gwendolen Road, Leicester LE5 5FJ
£280,000

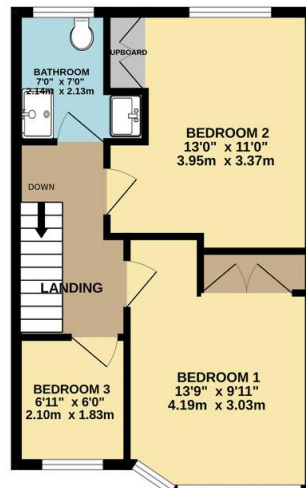
This well presented and extended three bedroomed mid town house is pleasantly situated in the popular location of Gwendolen Road, LE5. The accommodation comprises of main entrance hall, lounge, extended kitchen and dining area, landing to three bedrooms and shower room, front and rear landscaped gardens, ample off-road parking. Internal inspection comes highly recommended.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 12/22

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Mid Town House
- Extended Kitchen / Diner
- Three Bedrooms
- Highly Sought After Location
- Well Presented Throughout
- Evington Borders
- Shower Room
- Ample Car Standing Space

