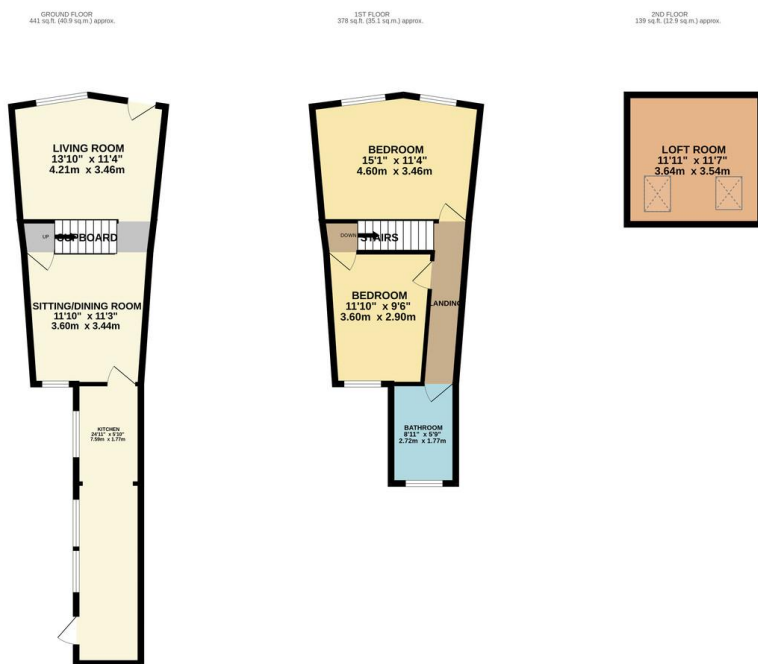




## FOR SALE

2 Bed Mid Terraced House in Bassett Street, Woodgate  
Leicester LE3 5EB. Offers Over £180,000.

Larger than average and sold with no upward chain, this extended two bedroom terraced property in Leicester's Woodgate is available to view immediately. comprising two reception rooms and extended galley kitchen downstairs, together with two bedrooms and bathroom on the first floor plus loft room. The property has been well maintained throughout, with double glazing, modern combi boiler and small low maintenance yard to the rear.



TOTAL FLOOR AREA: 957 sq ft. (88.9 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency at the time.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Sold With No Upward Chain
- Larger Than Average
- Loft Room
- Two Reception Rooms
- Extended Kitchen
- Two Bedrooms Upstairs
- Double Glazed Throughout
- Modern Combi Boiler

**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.

