



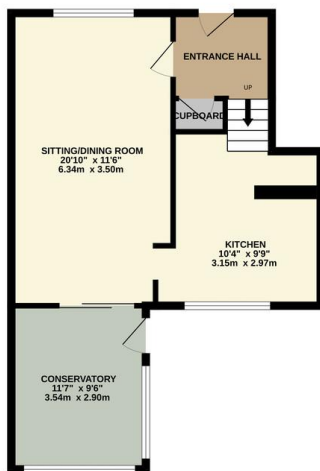
FOR SALE

3 Bed Town House in Guthridge Crescent, Leicester LE3 1JJ
£220,000

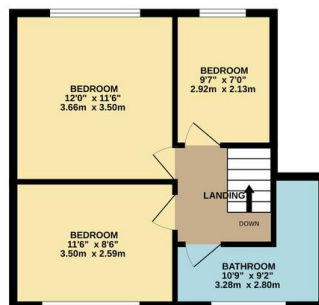
Sold with no upward chain. Spacious three bedroom townhouse available for sale in Braunstone, Leicester. Set within easy walking distance of local schools and shops, the property comprises entrance lobby, through lounge / dining area, kitchen and conservatory downstairs, together with three bedrooms and bathroom upstairs. The property benefits from off road parking to the front of the property and a spacious garden with sheds and storage area to the rear.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.8 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 Metropac (2002)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(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
- Mid Town House
- Three Bedrooms
- Through Lounge / Diner
- Kitchen
- Conservatory
- Bathroom Upstairs
- Generous Garden

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.

