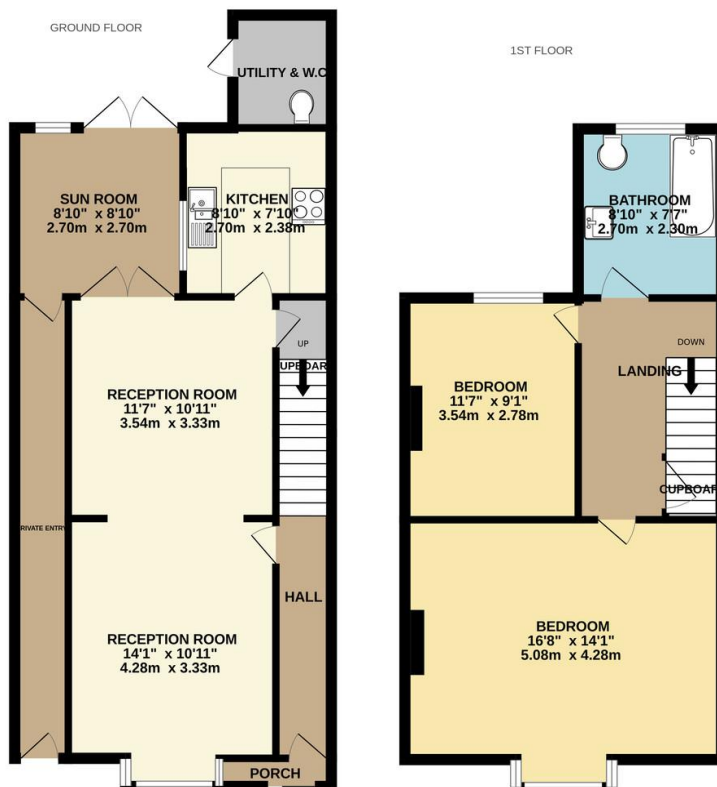




## FOR SALE

2 Bed Mid Town House in Cyprus Road, Aylestone LE2 8QT  
Offers In Excess Of £220,000

Situated in the popular location of Aylestone sits this well presented two bedroom mid town house which has been renovated fully under its current ownership. The accommodation comprises main entrance hall, lounge and dining room, refitted kitchen, extended rear sun room, landing to two bedrooms and refurbished bathroom, landscaped gardens, on street parking. Call Phillips George to view.



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 colour, content and appearance shown here will be bested and not guaranteed.

**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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Mid Town House
- Two Bedrooms
- Highly Popular Location
- Refitted Kitchen
- Refurbished Bathroom
- Well Presented Throughout
- Landscaped Gardens
- Sun Room

