



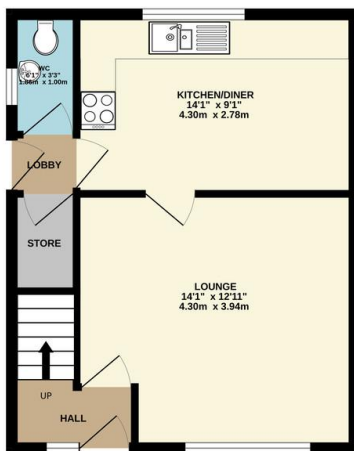
FOR SALE

3 Bed Semi-Detached House in Bradshaw Avenue, Glen Parva LE2 9PZ
£235,000

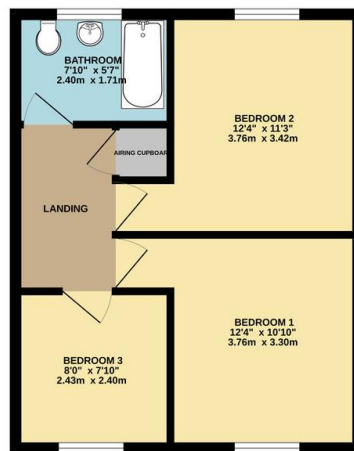
Located in a quiet cul de sac in Glen Parva, LE2 this well appointed three bedroom semi detached is presented to an immaculate standard throughout. The accommodation comprises main entrance hall, lounge, kitchen / diner, ground floor w.c, landing to three bedrooms and bathroom, front and rear gardens and driveway. Call Phillips George to view.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Semi Detached
- Three Bedrooms
- Cul De Sac Position
- Popular Location
- Well Presented Throughout
- Kitchen / Diner
- Ground Floor W.C
- Landscaped Gardens

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.

