





# Property Summary

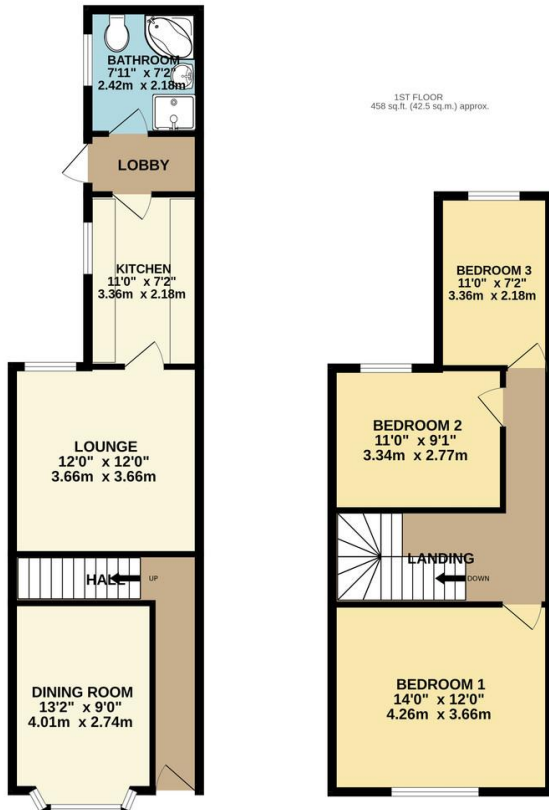
This well presented palisaded Victorian mid town house is located Off Aylestone Road and situated in a quiet suburban street. The accommodation comprises of main entrance hall, dining room, lounge, fitted kitchen, ground floor bathroom, landing to three bedrooms, landscaped front and rear gardens. Internal inspection comes highly recommended.



**EPC TO FOLLOW.....**

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 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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- Palisaded Town House
- Three Bedrooms
- Ground Floor Bathroom
- Highly Sought After Location
- Fitted Kitchen
- Front And Rear Gardens
- On Street Parking
- Neatly Presented

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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

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