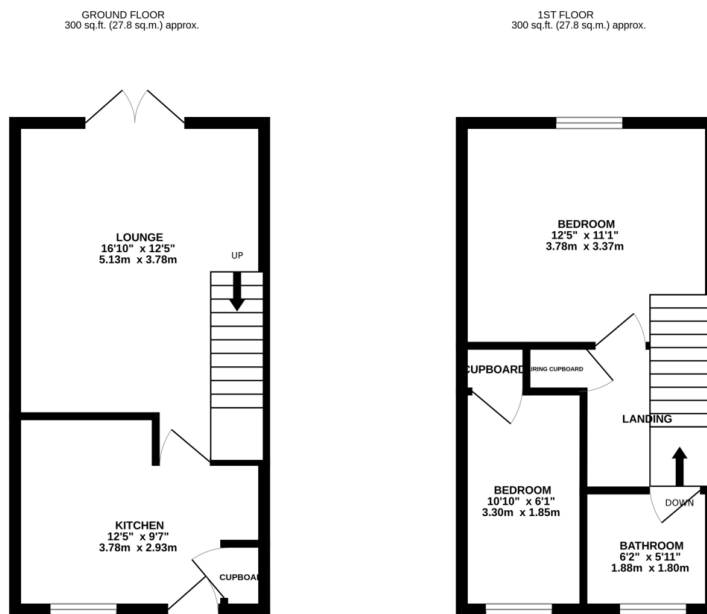
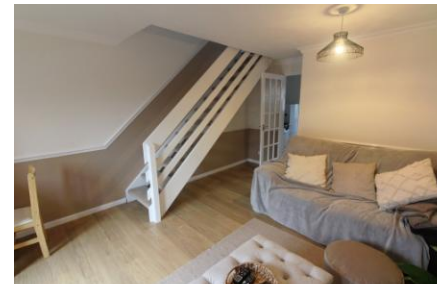


FOR SALE

2 Bed Town House in Harrogate Way, Leicester LE18 3YB
Offers Over £200,000

*** No Chain *** Ideal first time buy or investment property for sale on the Meadows, Wigston. The property has been redecorated throughout, new carpets, new windows and doors to the front of the property and a new consumer unit. The accommodation comprises kitchen, lounge, two bedrooms, bathroom, rear garden and off road parking. The property is closely located to popular schools, shops and transport links.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 guidance 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		90
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Two Bedrooms
- Mid Town House
- Off Road Parking
- Popular Location
- Low Maintenance Garden
- Ideal First Time Buy
- Well Presented

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.

