



FOR SALE

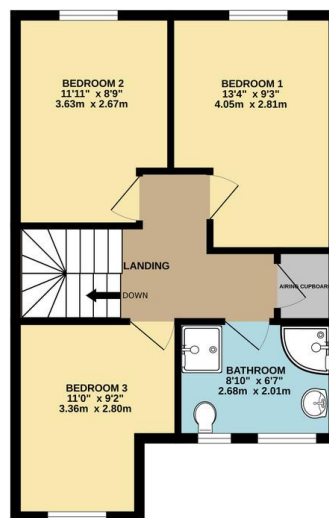
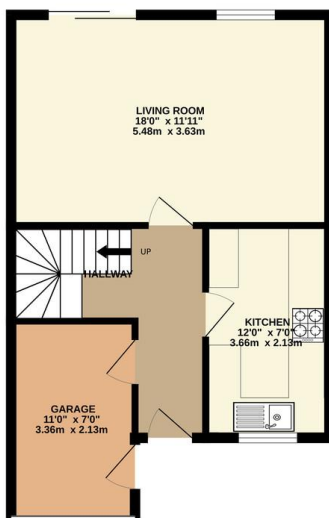
3 Bed Semi Detached House in Barkby Thorpe Lane, Thurmaston
£250,000

With open field views to the front and no upward chain this modern three bedroom semi detached is located on the popular Barkby Thorpe Lane in Thurmaston. Requiring further internal improvements the accommodation comprises main entrance hall, kitchen, lounge, landing to three bedrooms, four piece bathroom suite, landscaped gardens, integral garage and off road parking, call Phillips George to view.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Modern Style Semi Detached
- Three Bedrooms
- No Upward Chain
- Highly Popular Location
- Fitted Kitchen
- Landscaped Gardens
- Garage
- Off Road Parking

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.

