



## FOR SALE

2 Bed Mid Terraced House in Harrow Road, West End LE3 0JX  
£220,000

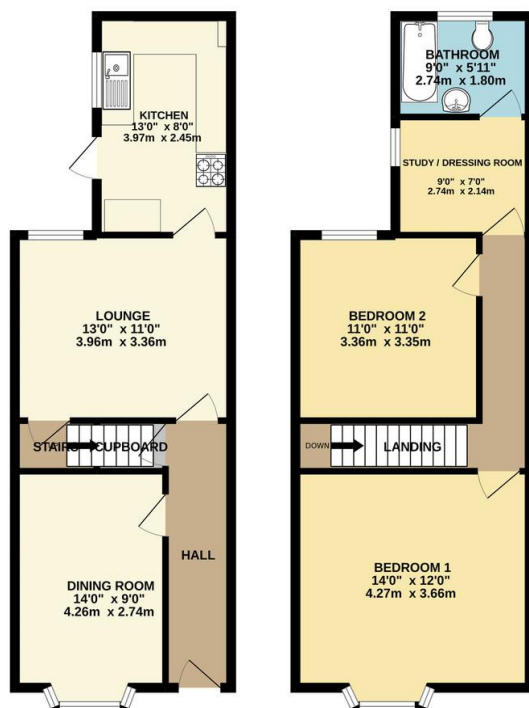
For sale with no upward chain: two bedroom, bay fronted, palisaded mid terraced home available on a leafy street in Leicester's West End. Set on the quiet upper half of the ever popular Harrow Road, this property comprises entrance hall, two reception rooms and refitted kitchen downstairs, with two double bedrooms, study / dressing room and bathroom upstairs. There are additional outhouses and a low maintenance yard to the rear. An ideal property for a first time buyer or investor alike.





GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.5 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 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 is given to their operability or efficiency can be given.

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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 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

- Sold With No Upward Chain
- Two Bedroom Mid Terrace
- Bay Fronted, Palisaded
- Entrance Hall
- Well Presented Throughout
- Two Reception Rooms
- Study / Dressing Room
- Generous Sized Rooms

