



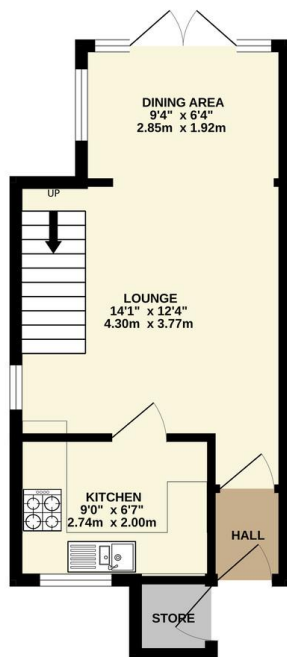
FOR SALE

2 Bed End Town House in Roman Hill, Wigston, LE18 3SU
£210,000

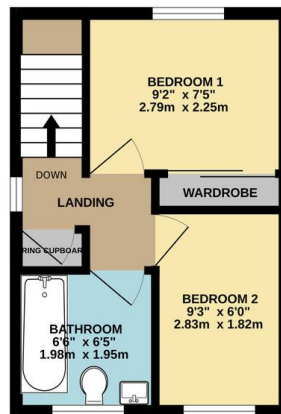
Located on arguably the largest plot in a quiet cul-de-sac, this well presented modern two bedroom end townhouse is offered with no upward chain. Boasting an extended reception room, a well-fitted kitchen and bathroom, and rear off-road parking for two vehicles, this home perfectly combines comfort and practicality. Contact Phillips George today to arrange your viewing.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Modern End Town House
- Two Bedrooms
- Larger Than Average Plot
- Quiet Cul De Sac
- Extended Reception Space
- Fitted Kitchen
- Chain Free
- 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.

