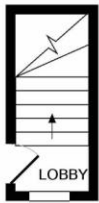




Property Summary

A spacious first floor flat for sale just off Loughborough Road. The accommodation comprises entrance hall, lounge/diner, kitchen, study/nursery, two bedrooms, bathroom and communal gardens and parking. This property is an ideal first time buy or investment. For more info or to view call Phillips George on 01162168178.

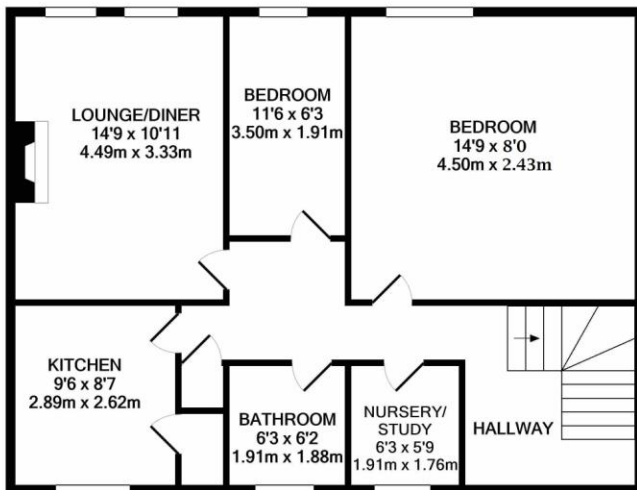


ENTRANCE FLOOR
APPROX. FLOOR
AREA 40 SQ.FT.
(3.7 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE
TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>		



1ST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.7 SQ.M.)

- First Floor
- Flat
- Two Bedrooms
- Study/Nursery
- Gas Central Heating
- Communal Garden
- Communal Park
- Leasehold

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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

🏠 46 Long Street, Wigston, Leicestershire, LE18 2AH

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☎ 0116 216 8178

