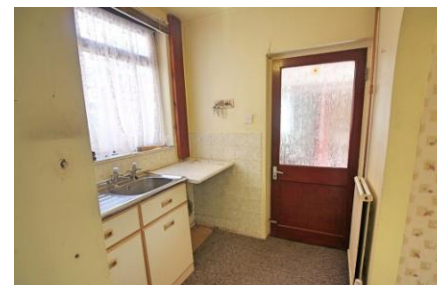




FOR SALE

3 Bed End Town House in Holmden Avenue, Leicester LE18 2EF
£230,000

Offered with no upward chain this pleasant three bedroom end of town house is situated within the sought after location of Wigston. The accommodation comprises of entrance hall, lounge, kitchen / diner, utility area, landing to three bedrooms, shower room with separate W.C, a range of outbuildings, large rear garden, of road parking driveway. internal inspection comes highly recommended.



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Holmden Avenue, 1E18
Reference:
P/G1

- End Of Town House
- Three Bedrooms
- Highly Sought After Location
- Large Rear Garden
- Kitchen / Diner
- No Upward Chain
- Outbuildings
- Potential For Further Development

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.

