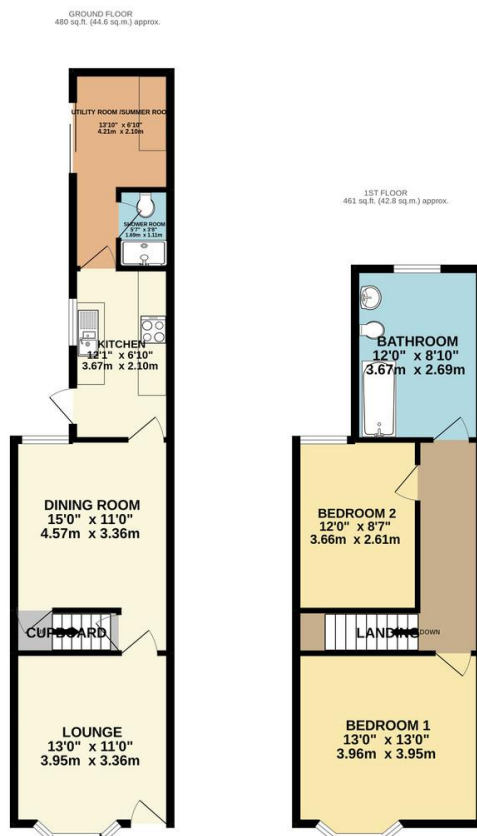




FOR SALE

2 Bed Mid Terraced House in Haddenham Road, Leicester LE3 2BG
Offers Invited £205,000

Offered with no upward chain this generously sized and improved two bedroom mid terraced property for sale. Set on one of the area's most popular streets and within easy walking distance of the local primary school and Aylestone Meadows, the property comprises entrance to lounge, spacious dining room, kitchen, extended rear utility / summer room, ground floor shower room, landing to two bedrooms and bathroom upstairs. The property benefits from neutral modern décor throughout, double glazing, low maintenance landscaped yard to the rear.



TOTAL FLOOR AREA: 941 sq. ft. (87.4 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Heddenham Road, F1 1B 1L
Reference:
PG1

- Palisaded Terrace
- Two Bedrooms
- Highly Sought After Location
- No Upward Chain
- Extended
- Ground Floor Shower Room
- Refitted Kitchen
- Refurbished Bathroom

