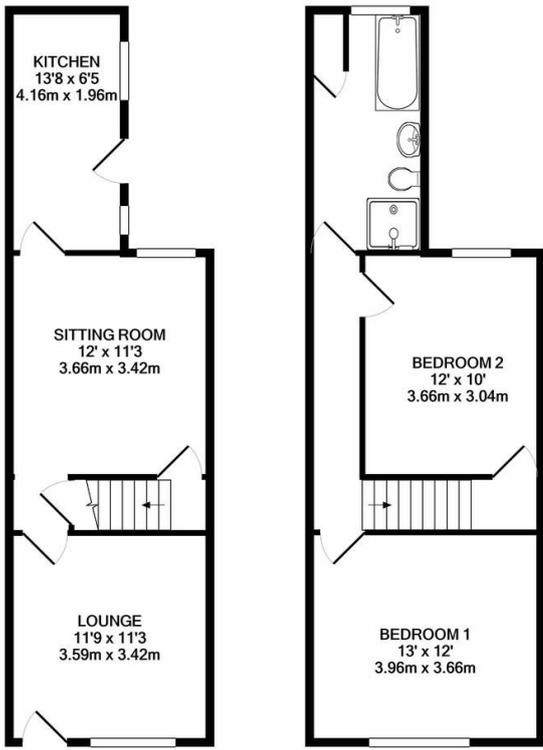




Property Summary

Sold with no upward chain, this delightful two bedroom terraced property is situated on the fringes of Knighton Village / Clarendon Park. The property comprises two reception rooms and kitchen downstairs, together with two double bedrooms and bathroom upstairs. The property boasts plenty of quirks and original features, together with wooden floorboards, bath and shower, generous outdoor space and that rarest of features in the area, convenient parking.



GROUND FLOOR

1ST FLOOR

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

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		88
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Sold With No Upward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Terraced Property
- Modern Kitchen
- Contemporary Decor
- Period Features
- Bath & Separate Shower Cubicle

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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.

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