



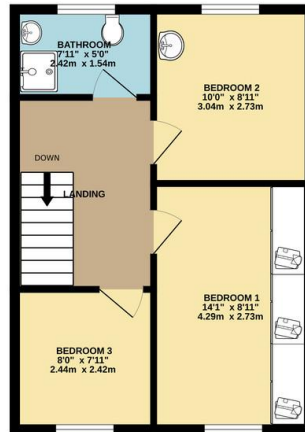
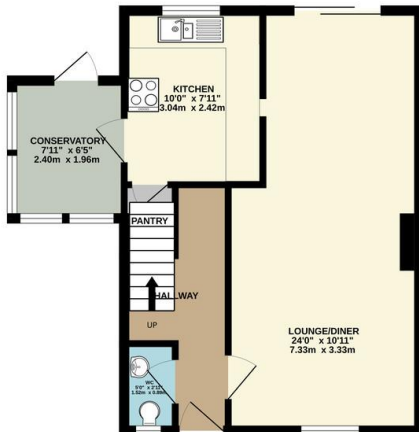
Property Summary

Offered with No Upward Chain this well appointed and wonderful three bedroom semi detached family home is situated on a corner plot and located in a highly desirable location of Aylestone. The accommodation comprises of main entrance hall, lounge and dining room, fitted kitchen, ground floor WC, landing too three bedrooms and shower room, landscaped surrounding gardens, detached rear garage and driveway. Internal inspection comes highly recommended.



GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Semi Detached
- Three Bedrooms
- Corner Plot
- No Upward Chain
- Highly Sought After Location
- Garage
- Shower Room
- Lounge / Diner

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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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