



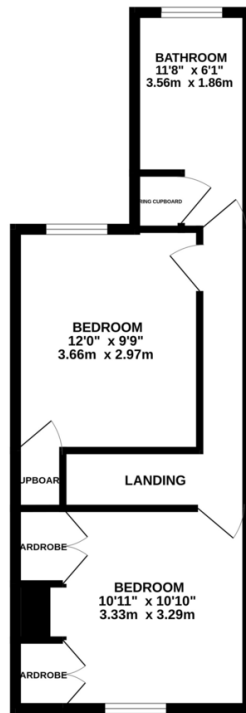
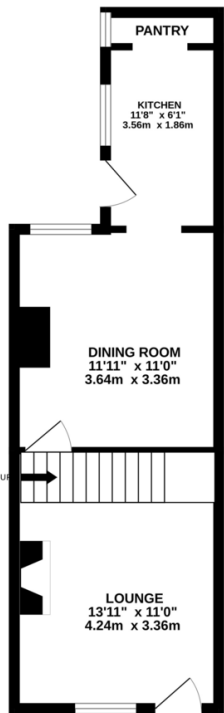
Property Summary

*** No Chain *** A mid terrace property requiring updating and modernisation throughout. The accommodation comprises lounge, dining room, kitchen, two bedrooms, bathroom and rear yard. For more information or to view call Phillips George.



GROUND FLOOR
344 sq ft. (32.0 sq.m.) approx.

1ST FLOOR
390 sq ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq ft. (68.3 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.
Made with Metropix 05/23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Mid Terrace
- Requires Modernisation Throughout
- Two Bedrooms
- Two Reception Rooms
- Permit Parking
- Popular Location
- Rear Yard

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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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