



## FOR SALE

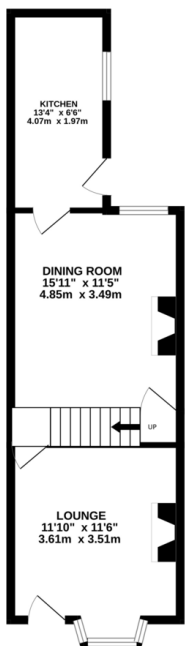
2 Bed Mid Terraced House in Paddock Street, Wigston, LE18 2AN  
Auction Guide Price £115,000

Guide Price £115,000+ Plus Fees - Unconditional with Variable Fee. Auction date  
Thursday 25th July 9am.

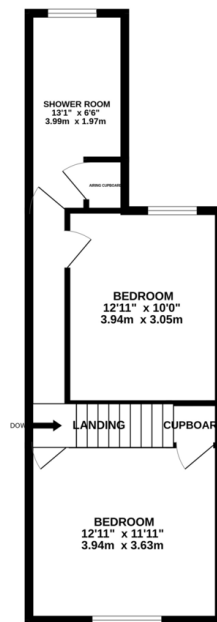
For Sale By Auction. For more information on the auction process or to view the  
property, contact SDL Auctions. Alternatively contact Phillips George who can provide  
the contact details for SDL.



GROUND FLOOR  
396 sq ft, (36.8 sq.m.) approx.



1ST FLOOR  
443 sq ft, (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq ft, (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Helpwell Mortgage (2012)

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

- No Chain
- Mid Terrace
- Convenient Location
- Two Double Bedrooms
- Rear Garden
- Work Required
- Permit Parking
- Ideal Investment

**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.

