



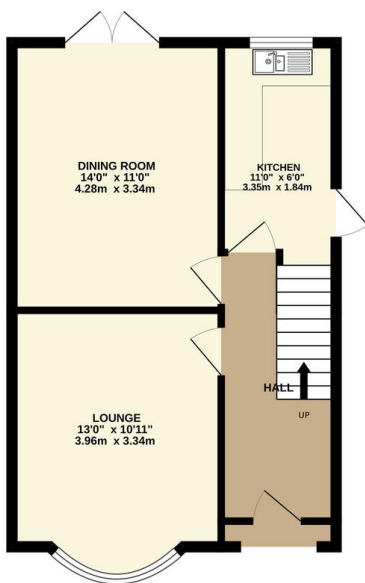
FOR SALE

3 Bed Semi-Detached House in Dorchester Road, Western Park, LE3 0UF
£290,000

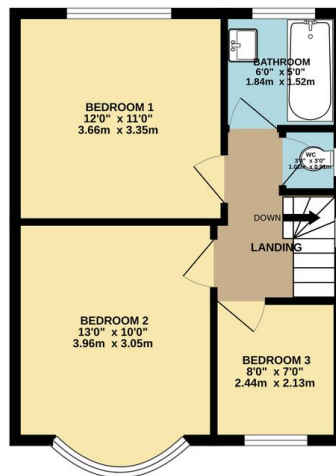
Situated in the heart of the West End this three bedroom semi detached family home is presented to a high standard throughout. Comprising main entrance hall, lounge, dining room, fitted kitchen, landing to three bedrooms, bathroom with separate W.C, landscaped gardens and driveway. The property also benefits from an electrical vehicle charging point. Call Phillips George to view. EPC Rating: C



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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		88
(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
- Heart Of The West End
- High Presentation Throughout
- Fitted Kitchen
- Off Road Parking
- Close To Local Amenities
- Landscaped Gardens

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.

