



FOR SALE

2 Bed Detached Bungalow in Arden Avenue, Braunstone Town LE3 2SF
£280,000

Situated in Braunstone Town and offered with no upward chain this unique two bedroom detached bungalow is presented to a neat standard throughout. The accommodation comprises main entrance hall, large lounge and dining room, fitted kitchen, two bedrooms, bathroom, landscaped private rear gardens, garage and driveway. Call Phillips George to view.



GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.
While 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 misstatement. This plan is for guidance 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Upward Chain
- Detached Bungalow
- Two Bedrooms
- Popular Location
- Neatly Presented
- Private Rear Garden
- Garage
- Driveway

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

