



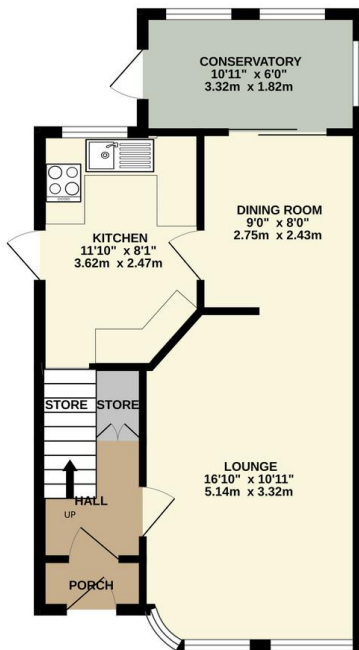
FOR SALE

3 Bed Semi-Detached House in Edenhurst Avenue, Braunstone Town
£285,000

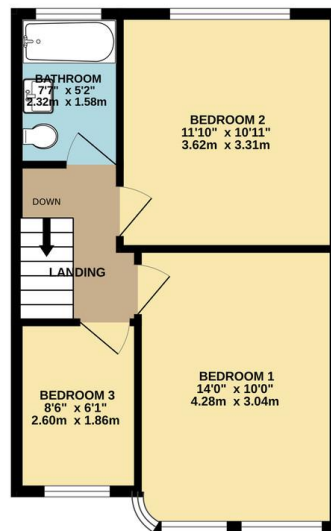
Located in the popular Braunstone Town and situated off The Kingsway this three bedroom semi detached is well presented throughout. The accommodation comprises main entrance hall, lounge and diner, conservatory, refitted kitchen, landing to three bedrooms, refurbished bathroom, landscaped gardens, ample off road parking. Call Phillips George to view.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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 03/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		70
(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
- Highly Popular Location
- Situated Off The Kingsway
- Well Presented
- Conservatory
- Refitted Kitchen
- Refurbished Bathroom

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.

