



## FOR SALE

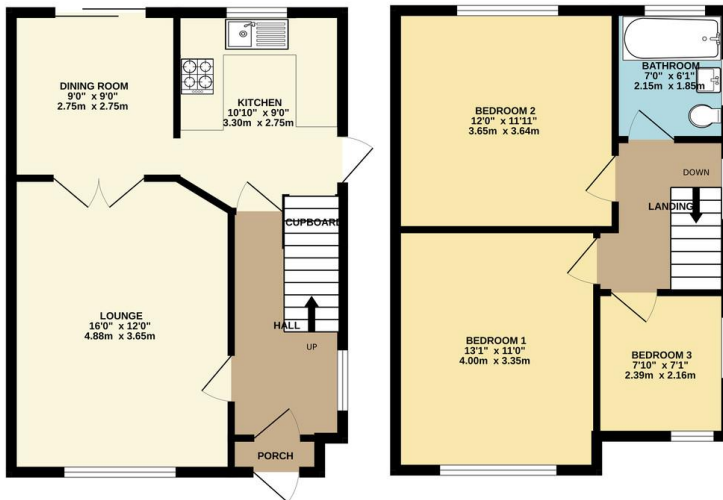
3 Bed Semi-Detached House in Woodcroft Avenue, West Knighton LE2  
6HU  
£325,000

Situated in the ever popular West Knighton this neatly presented three bedroom semi detached family home sits on a generous plot. The accommodation comprises main entrance porch and hall, lounge, dining room, kitchen, landing to three bedrooms and bathroom, landscaped gardens, off road parking and rear detached garage. Call Phillips George to view.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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. The 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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EPC TO FOLLOW.....

- Semi Detached
- Three Bedroom
- West Knighton
- Highly Popular Location
- Neat Presentation Throughout
- Large Rear Garden
- Driveway
- Garage

**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.

