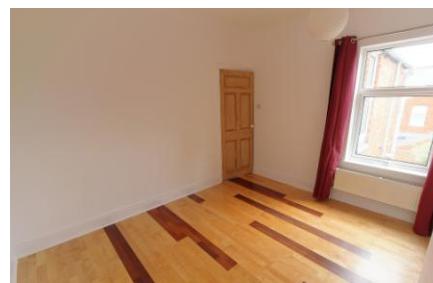




FOR SALE

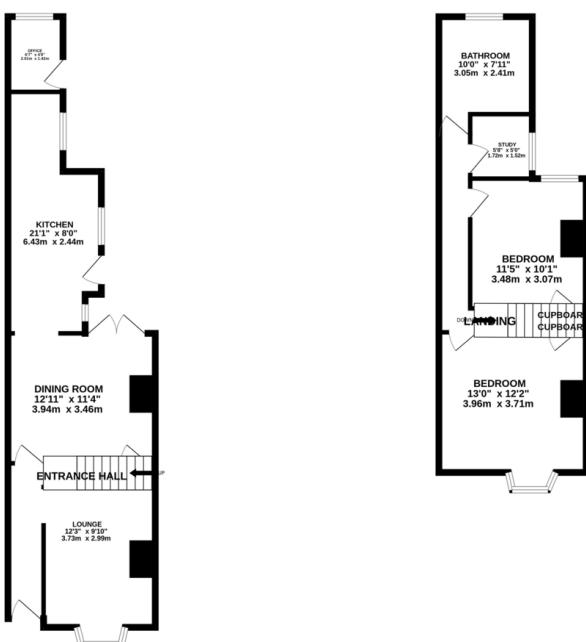
2 Bed Mid Terraced House in Danvers Road, West End, LE3 2AE
£190,000

*** No Chain *** This attractive, spacious and unique two bedroom bay fronted terrace on a pleasant street in Leicester's West End. The property comprises entrance hall, two spacious reception rooms, extended kitchen, downstairs study room, together with two double bedrooms and an extra study room upstairs. The property also benefits from original features, parquet flooring, an attractive, low maintenance yard to the rear and has been well maintained throughout. An excellent first time buy or an investment ready to go.



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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 inaccuracy. The floorplan is for general guidance purposes only and is not to scale. It is not a plan to be used for legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

- No Chain
- Two Double Bedrooms
- Two Study Rooms
- Entrance Hall
- Wooden Parquet Flooring
- Two Reception Rooms
- Bay Fronted & Pallisaded
- Double Glazed, Combi Boiler

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.

