



## FOR SALE

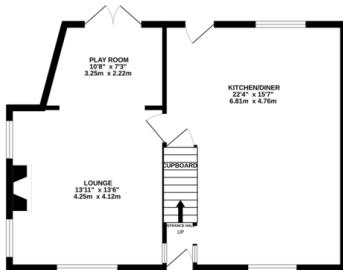
3 Bed End Terraced House in Shilton Road, Barwell, LE9 8HA  
£200,000

\*\*\* No Chain \*\*\* A very well presented and well proportioned end terrace property being close to a selection of local amenities. The accommodation comprises entrance hall, kitchen diner, lounge, play room, three bedrooms, family bathroom, rear garden and garage. This property truly offers excellent value for money.

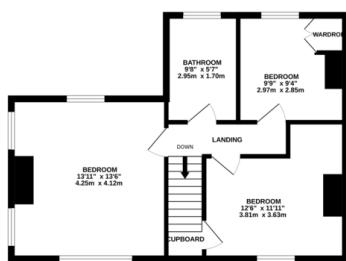
# Phillips George



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx



**TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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.  
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## Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current	Potential
A	(92-100)		
B	(81-91)		85
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

- No Chain
- Garage
- Parking Area
- Three Bedrooms
- Play Room
- Rear Garden
- Close To Amenities
- End Terrace

**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.

