



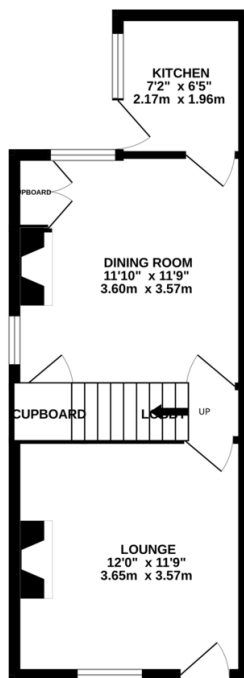
## FOR SALE

2 Bed End Terrace House in Cropston Road, Leicester LE7 7BL  
£150,000

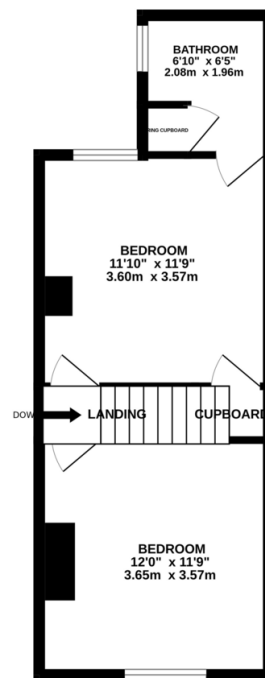
\*\*\* No Chain \*\*\* A property that requires full modernisation throughout. This property would ideally suit a seasoned developer or an individual who has great tradesman skills. The accommodation comprises lounge, inner lobby, dining room, kitchen, two bedrooms, bathroom off the second bedroom and front and rear gardens.



GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Substantial Work Required
- No Chain
- End Terrace
- Two Bedrooms
- Bathroom Off Bedroom
- Popular Location
- Front & Rear Gardens
- Ideal Investment

