



FOR SALE

3 Bed Semi-Detached House in Dorchester Road,
Western Park, Leicester LE3 0UF
£250,000

Attractive three bedroom semi-detached property available for sale in the highly desirable Western Park area of Leicester. Set on a popular road and within easy walking distance of local primary schools, the property comprises entrance hall, two reception rooms, kitchen with pantry and lean to downstairs, together with two double bedrooms, single bedroom and bathroom upstairs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		62
(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 Home
- Three Bedrooms
- Two Reception Rooms
- Bathroom Upstairs
- Lean To
- Patio Seating Area & Garden
- Modern Kitchen & Bathroom
- Double Glazed, Combi Boiler

TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should be used as such by any prospective purchaser. The services and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 0202

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.

