



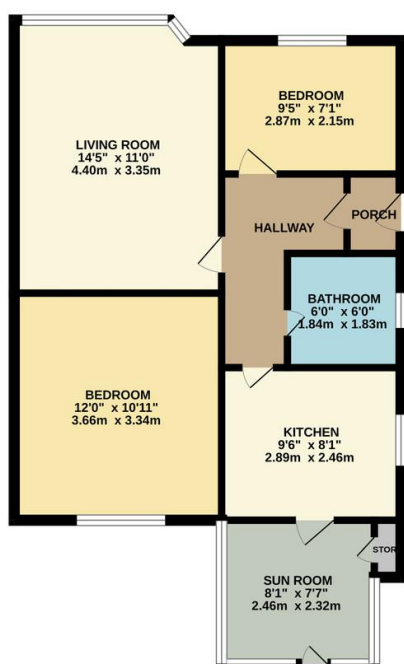
FOR SALE

2 Bed Semi-Detached Bungalow in Sussex Road, Leicester LE18 4WP
£240,000

Sold with no upward chain, this charming two bedroom semi-detached bungalow has been recently redecorated to include a new kitchen. Comprising entrance hall, two bedrooms, spacious living room, bathroom, kitchen, sun room and store with the benefit of off road parking for multiple cars and gardens to the front and back.



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA : 593 sq.ft. (55.1 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 operation or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

- Two Bedrooms
- Semi Detached Bungalow
- Off Road Parking
- Front & Back Gardens
- Redecorated
- New Kitchen
- Bathroom
- Sun Room

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.

