



## FOR SALE

3 Bed End Terraced House in Pendlebury Drive, Leicester LE2 6GT  
£240,000

A well-presented three bedroom townhouse located within a highly popular residential area. Offered to the market chain free and maintained in good decorative order throughout, this property provides an ideal opportunity for first-time buyers or growing families. Early viewing is strongly recommended. Contact Phillips George to arrange your viewing.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



## EPC Ordered

TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is based on the information available to us and has not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three Bedroom Townhouse
- Highly Popular Residential Location
- Offered Chain Free
- Good Decorative Order Throughout
- Ideal First Time Buyer Or Family Home
- Spacious Lounge And Kitchen Diner
- Modern Shower 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.

