



**23 Faldo Close, Rushey Mead, Leicester, LE4 7TS**  
**£250,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 23 Faldo Close

Leicester, Rushey Mead, LE4 7TS

No upward chain. Two-bedroom home in a quiet cul-de-sac with off-road parking, spacious lounge/diner, fitted kitchen, and good transport links. Ideal for first-time buyers or investors. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

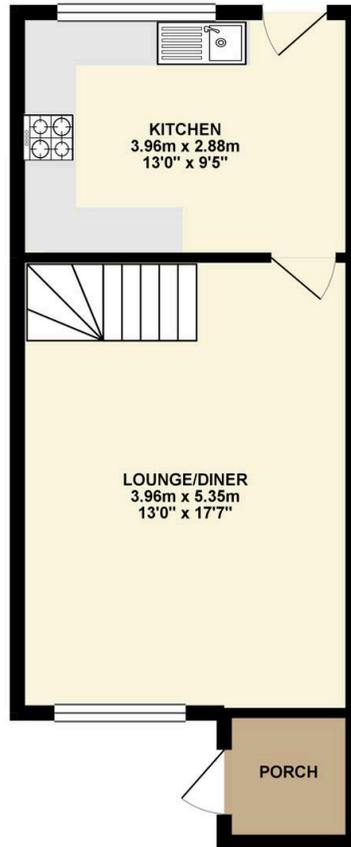
EPC Environmental Impact Rating: C

- No upward chain
- Ideal for first-time buyers or investors
- Two bedrooms
- Spacious lounge/diner
- Fitted kitchen
- Family bathroom
- Private off-road parking
- Cul-de-sac position

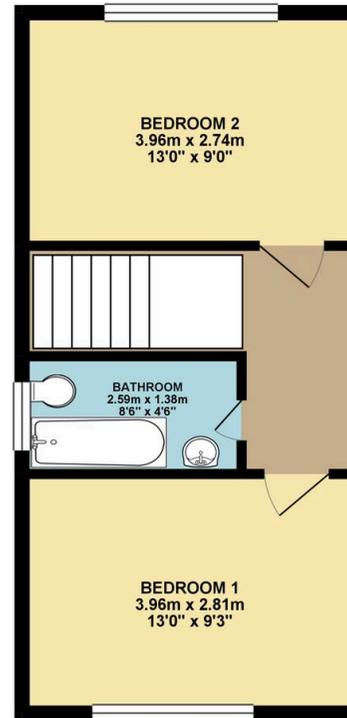




GROUND FLOOR 34.90 sq. m.  
( 375.64 sq. ft. )



1ST FLOOR 32.59 sq. m.  
( 350.76 sq. ft. )



TOTAL FLOOR AREA : 67.48 sq. m. ( 726.39 sq. ft. ) 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 listed and no guarantee as to their operability or efficiency can be given.  
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## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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