

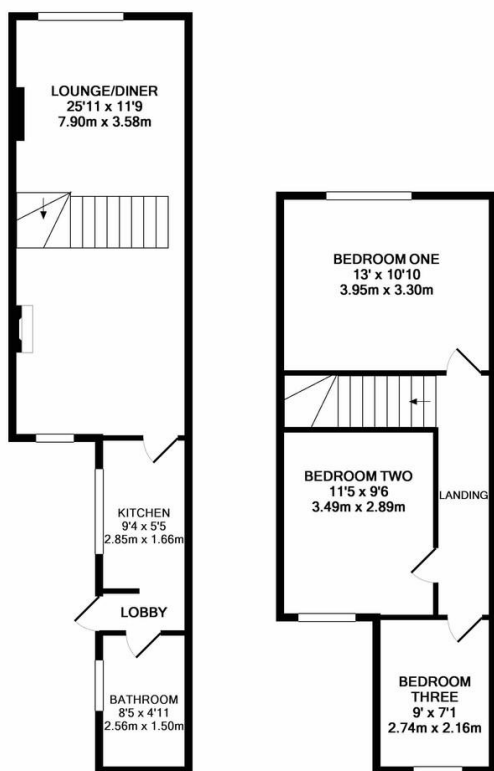


Mostyn Street

West End, Leicester, LE3 6DU

Property Summary

Attractive three bedroom mid terraced property available for sale in Leicester's West End. The property is in excellent condition throughout and benefits from contemporary, neutral décor. Comprising spacious through lounge / dining room, kitchen, bathroom, together with three bedrooms upstairs, this property would make an excellent first time buy or investment.



GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	47	81	Very environmentally friendly - lower CO ₂ emissions	A	44	81
	(81-91) B						
	(69-80) C						
	(55-68) D						
	(39-54) E						
	(21-38) F						
	(1-20) G						
	Not energy efficient - higher running costs						
	England & Wales						
	EU Directive 2002/91/EC						

- Three Bedrooms Upstairs
- Through Lounge / Diner
- Bathroom Downstairs
- Kitchen
- Double Glazed Throughout
- Contemporary Decor
- Well Maintained Throughout
- No Upward Chain

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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