

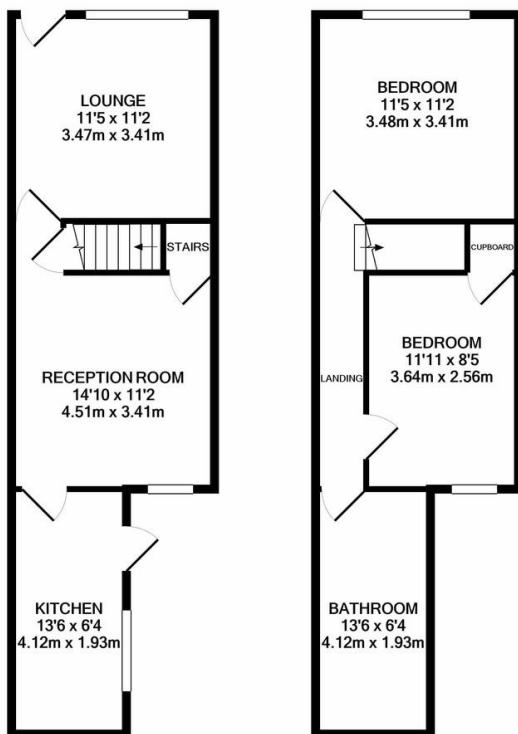


# Property Summary

Newly renovated two bedroom end town house in a popular part of Leicester's West End. The property comprises two reception rooms and kitchen downstairs, together with two double bedrooms and bathroom upstairs. There is a low maintenance yard to the rear.



EPC : TBC



- Two Double Bedrooms
- Two Reception Rooms
- New Kitchen
- New Bathroom
- Redecorated Throughout
- Double Glazed Throughout
- New Bedroom Carpets
- New Combi Boiler

GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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