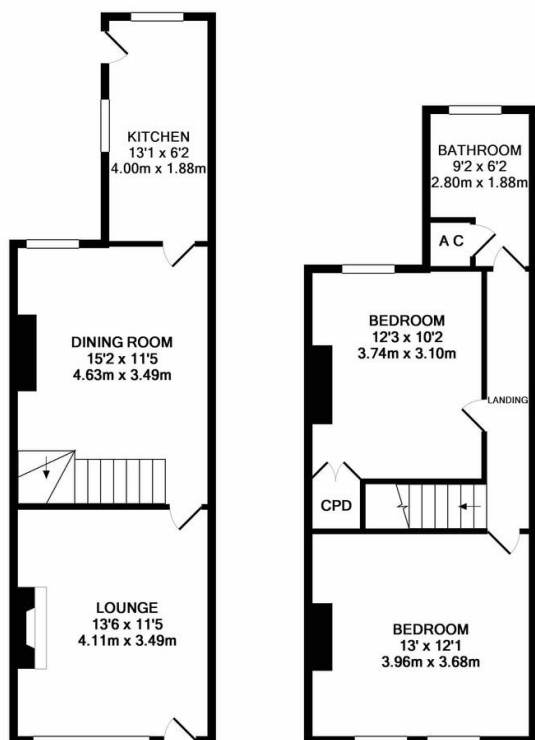






# Property Summary

A two bedroom mid terrace for sale in Aylestone which would be an ideal investment or first time buy. The accommodation comprises lounge, dining room, kitchen, two double bedrooms, bathroom and yard to the rear. For more information or to view call 01162168178.



GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.0 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 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			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		84	(92-100) A		82
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(39-54) E	44	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- Mid Terrace
- Two Double Bedrooms
- On Street Parking
- Two Reception Rooms
- Close To Road Networks
- Ideal First Time Buy
- Close To Amenities
- Ideal Investment

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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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