



**PANTERA  
PROPERTY**

10 North Park Road  
Harrogate  
HG1 5PG

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## 95 Silver Street

, Whitwick, LE67 5EX

Pantera Property are delighted to bring to the market, a spacious two bedroom end of terraced property, benefiting from a large rear garden.

**Guide price £100,000**

# 95 Silver Street

, Whitwick, LE67 5EX

- Sold as seen
- No onward chain
- Perfect for first time buyers or investors
- Popular location in Whitwick
- Opportunity to add value
- Viewing highly recommended

The property comprises:

Ground floor

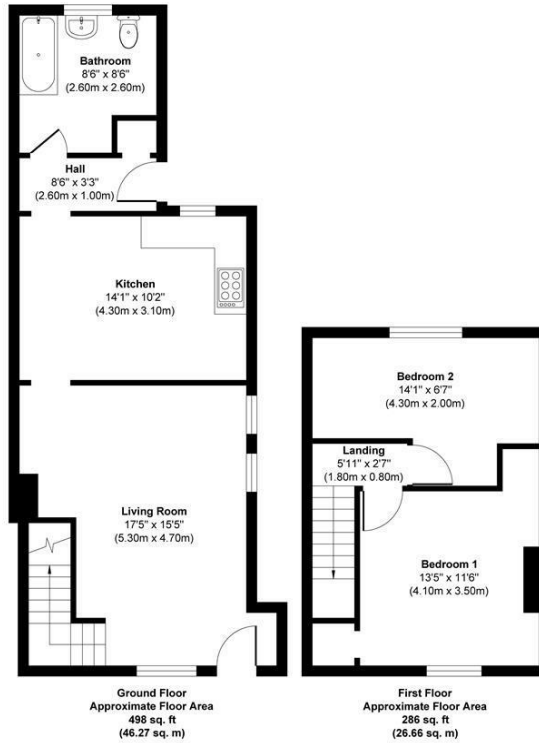
- Living room
- Kitchen
- Bathroom

First floor:

- Bedroom one
- Bedroom two

The property is conveniently situated in Whitwick. It is walking distance to the local Co-operative supermarket, the Hermitage leisure centre, a variety of public houses and schools. Local towns include Ashby-de-la-Zouch, Coalville and Loughborough, all of which offer a variety of shops, supermarkets and restaurants.





**Approx. Gross Internal Floor Area 784 sq. ft / 72.93 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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