



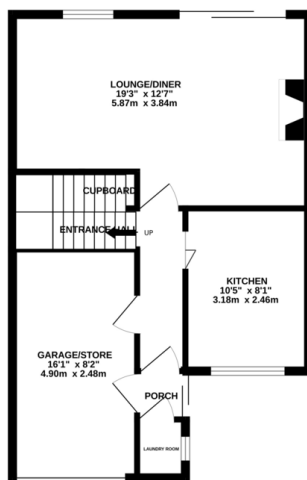
## FOR SALE

3 Bed Town House in Sonning Way, Glen Parva, LE2 9RU  
£220,000

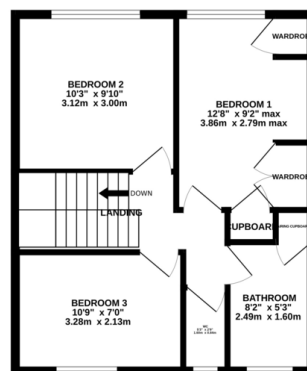
\*\*\* No Chain \*\*\* A three bedroom mid town house occupying a quiet cul-de-sac position with open views to the rear. The accommodation comprises porch, entrance hall, kitchen, lounge diner, three bedrooms, bathroom, separate w.c., rear garden, off road parking and garage/store. For more info or to view call Phillips George.



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas 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.  
Made with Heringa C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Mid Town House
- Three Bedrooms
- Quiet Cul-De-Sac
- Not Overlooked
- Garage/Store
- Lounge Diner
- Ideal First Time Buy Or Investment

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

