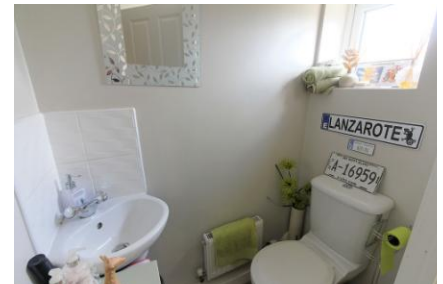




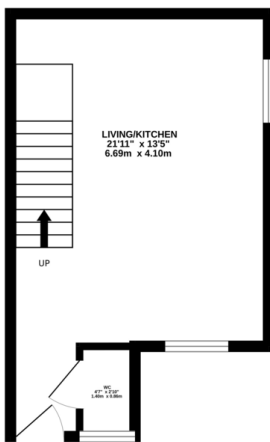
FOR SALE

1 Bed Town House in Stackyard Close, Thorpe Astley, LE3 3SE
Offers Over £170,000

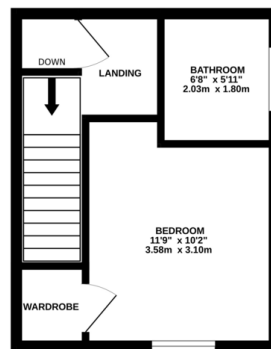
*** No Chain *** Quarter house for sale on a quiet cul-de-sac in Thorpe Astley. The property would ideally suit a first time buyer or landlord looking for an investment property. There are road networks and amenities all within easy reach. The accommodation comprises open plan living kitchen area, downstairs w.c., bedroom, bathroom, private garden and a garage in a block.



GROUND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA - 494 sq.ft. (45.9 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 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
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Quarter House
- One Bedroom
- Garage In Block
- Downstairs W.C.
- Quiet Cul-De-Sac
- Ideal First Time Buy
- Great Buy To Let

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.

