

## FOR SALE

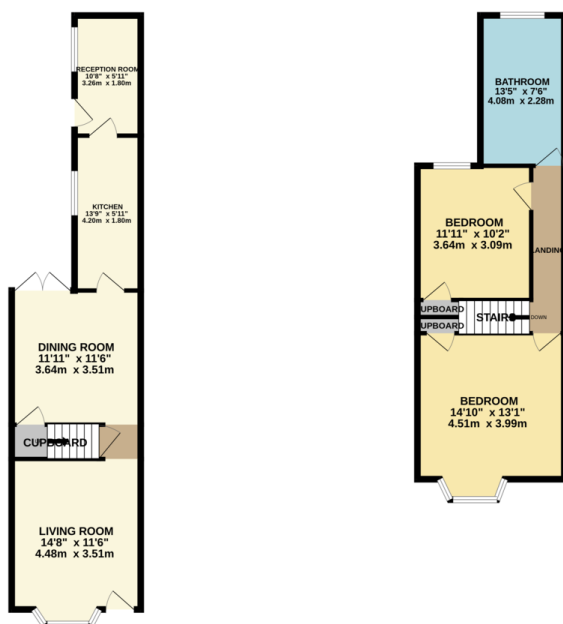
2 Bed End Terraced House in Haddenham Road, West End,  
Leicester LE3 2BH  
£190,000

Spacious two bedroom end terraced home available for sale. Situated on the Narborough Road end of the ever popular Haddenham Road, the property comprises two reception rooms, kitchen and study / third bedroom on the ground floor, together with two double bedrooms and bathroom on the first floor. The property benefits from double glazing throughout, modern combi boiler, pleasant garden to the rear and convenient transport links.



GROUND FLOOR

1ST FLOOR



HADDENHAM ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and other details are approximate and no responsibility is taken for any errors or omissions of any kind. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at any time.  
Made with Memphis 02/04

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Two Double Bedrooms
- Two Reception Rooms
- Additional Ground Floor Room
- Galley Kitchen
- End Terrace
- Double Glazed Throughout
- Modern Combi Boiler
- Garden To Rear

**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.

