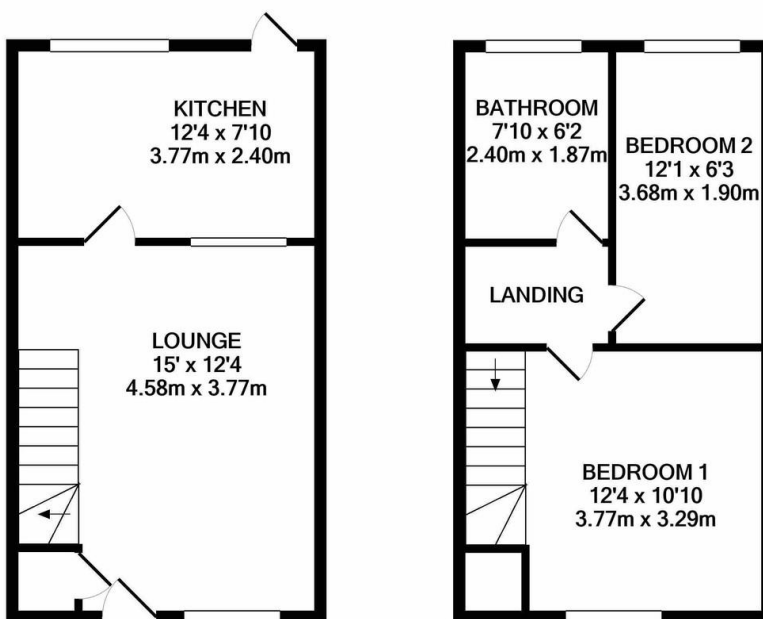




FOR SALE

2 Bed Mid Terraced House in Little Dale, Leicester LE18 3LF
£200,000

*** No Chain *** Attractive two bedroom mid town house property available for sale on a quiet cul de sac in the popular Harcourt are of Wigston. The accommodation comprises living room, kitchen/breakfast room, two bedrooms, bathroom and front and rear gardens. The property has been well maintained throughout and would suit a first time buyer or someone looking to downsize.



GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 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
Made with Metropix ©2020

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

- No Chain
- Cul De Sac Location
- Mid Town House
- Two Bedrooms
- On Street Parking
- Ideal First Time Buy
- Well Maintained
- Very Popular Location



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.