

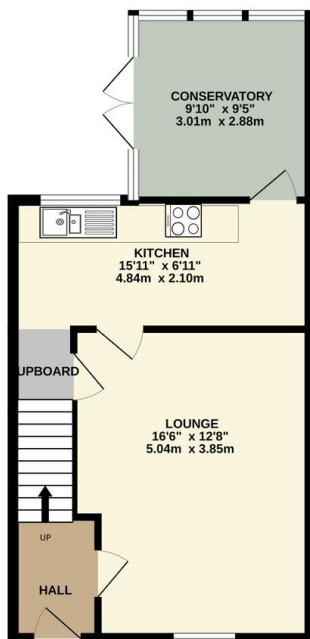
FOR SALE

3 Bed Mid Terraced House in Featherstone Drive, Leicester LE2 9RD
£200,000

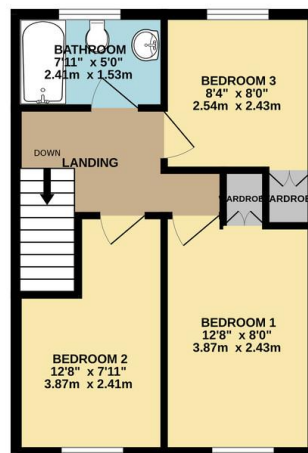
An ideal opportunity for first time buyers, this well presented three bedroom mid townhouse in Eyres Monsell offers comfortable living. The property features a conservatory, adding extra living space. The landscaped gardens provide a peaceful outdoor retreat, perfect for relaxation or entertaining. With off-road parking and no upward chain, this home offers convenience in a popular residential area, it's close to local amenities, making it an excellent choice for new homeowners. Contact Phillips George to view.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Mid Town House
- Three Bedrooms
- Highly Popular Location
- Fitted Kitchen
- Conservatory
- Landscaped Garden
- Off Road Parking
- No Upward Chain

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.

