



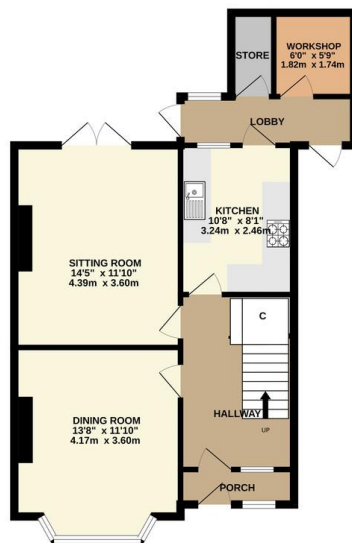
FOR SALE

3 Bed Semi-Detached House in Upperton Road, Leicester LE3 0HD
£300,000

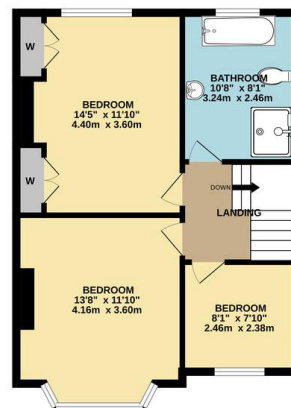
Charming three bedroom semi-detached home available for sale on the fringes of Leicester's West End. Situated on the upper part of Upperton Road, the property comprises entrance hall, two reception rooms, kitchen, store and workshop on the ground floor, together with three bedrooms and bathroom on the first floor. The property also benefits from a pleasant, quiet garden to the rear with mature fruit trees and is in easy reach of DMU, LRI, the city centre as well as local shops and amenities.




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

- Semi Detached Home
- Three Bedrooms
- Entrance Hall
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Recently Installed Double Glazing
- Store & Workroom
- Pleasant 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.

