

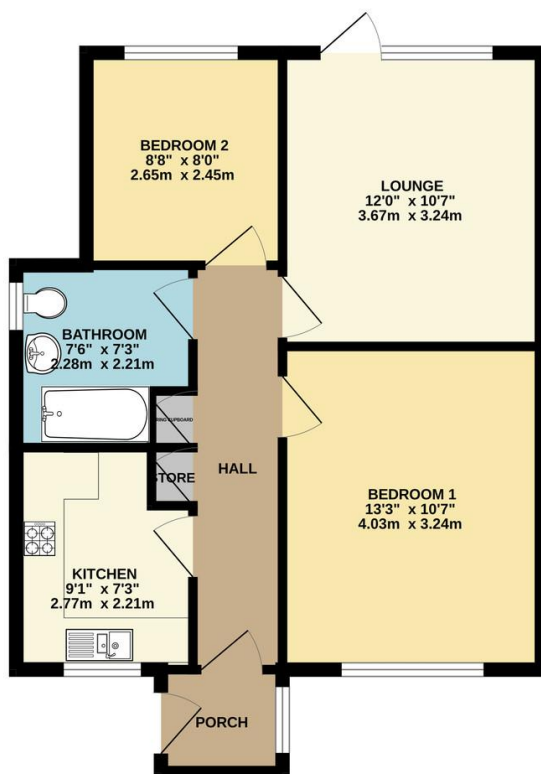
FOR SALE

2 Bed Ground Floor Flat in Colebrook Close, Evington LE5 5NQ
£140,000

Located in a quiet cul-de-sac in the popular area of Evington, Leicester (LE5), this two bedroom ground floor maisonette is offered to the market with no upward chain. The property features a fitted kitchen, lounge with French doors to the rear garden, two bedrooms, and bathroom. While the property would benefit from some cosmetic improvements, it presents an excellent opportunity for first-time buyers, investors, or downsizers alike. Externally, there are front gardens and a rear garden and garage in separate block. Call Phillips George to view.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.

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 misstatement. 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	72
England, Scotland & Wales		EU Directive 2002/91/EC

- Ground Floor Maisonette
- Lounge With French Doors To Rear Garden
- Quiet Cul-De-Sac Location
- Chain Free
- Three-Piece Bathroom Suite
- Gas Central Heating And Double Glazing
- Ideal Downsize Or First-Time

