



New Parks Boulevard, Leicester

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 **Sell MyHome**TM
.co.uk



- POPULAR LOCATION
- VIEWING ADVISED
- FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM
- FOUR BEDROOMS
- ENCLOSED REAR YARD
- LARGE KITCHEN WITH BREAKFAST BAR

SellMyHome are delighted to offer this refurbished town house property for sale located near to the Glenfield Hospital.

The accommodation comprises of entrance hallway, lounge, kitchen/diner, downstairs WC and shower room, four bedrooms and a family bathroom.

Externally the property comprises of front and rear enclosed yard. The property benefits from a gas central heating system and double glazing.

The property has been finished to a high standard and an internal inspection is essential to appreciate the quality of accommodation on offer.

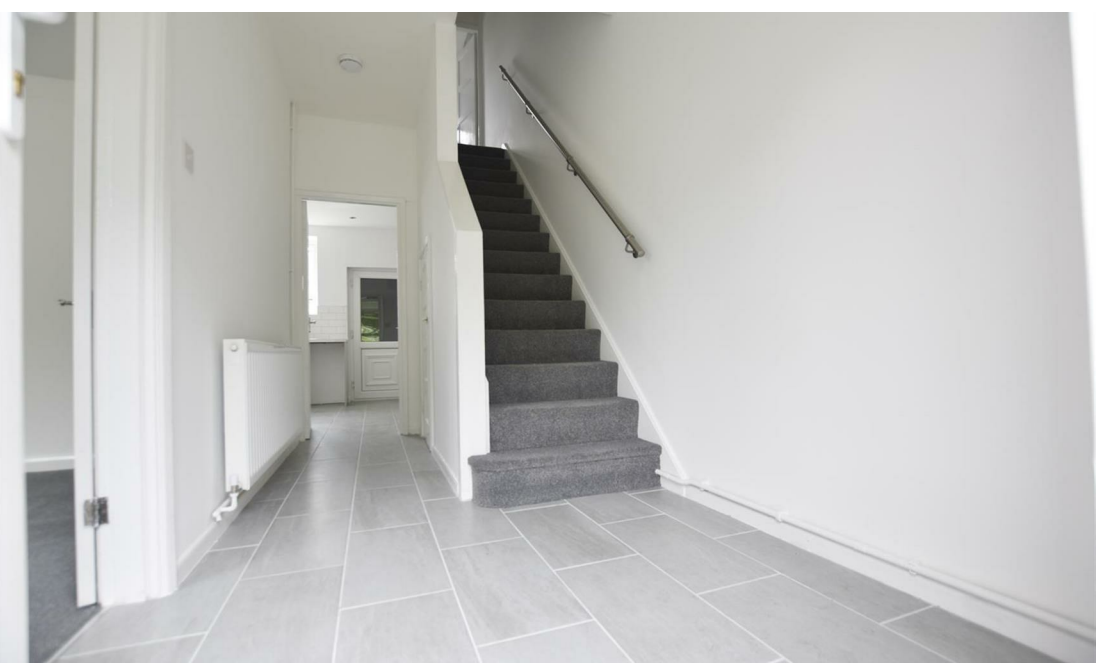
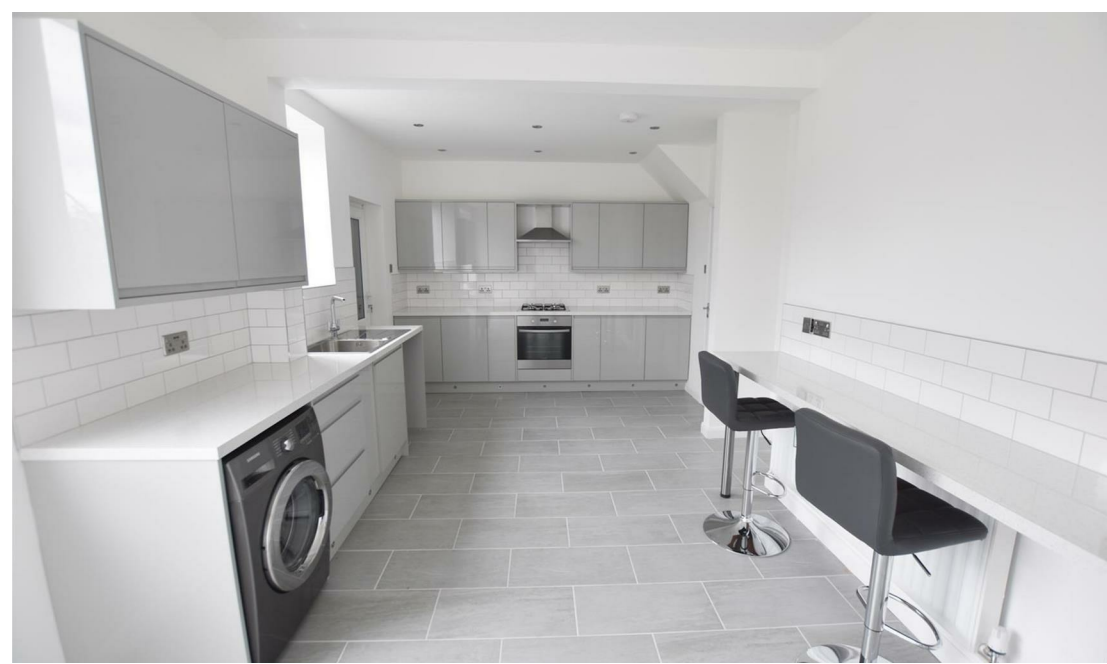
The property is located close to the Glenfield Hospital and is a short drive from both Fosse Park and the city centre.

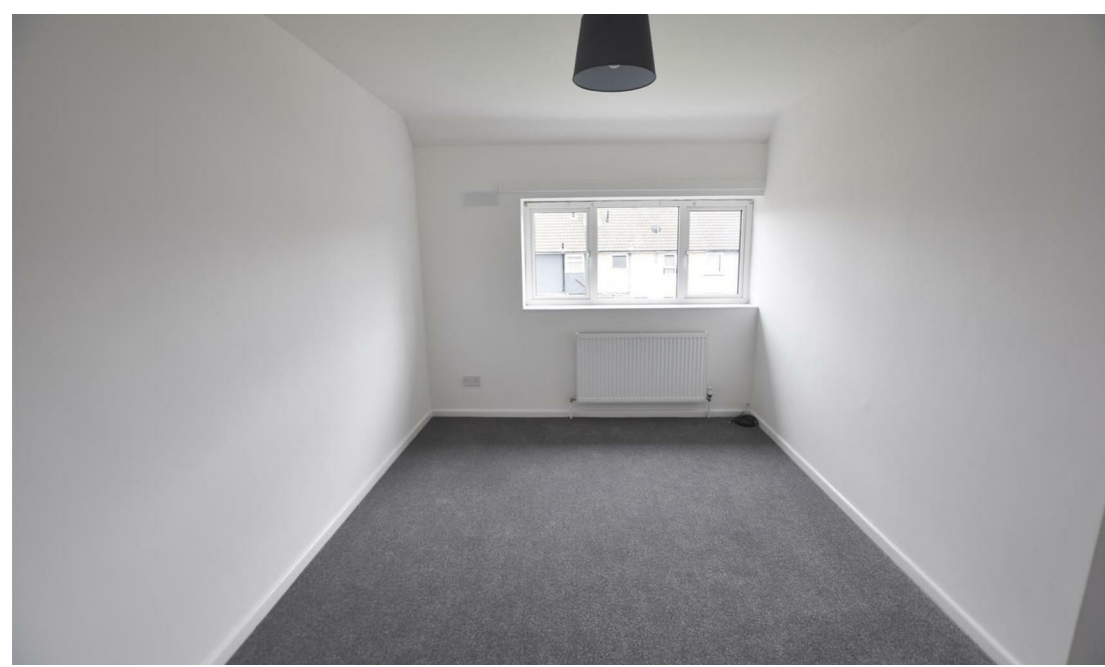
This property is sure to prove popular so call Sell My Home now book your viewing.

TENURE: Freehold
COUNCIL TAX BAND: A




Price Guide: £270,000




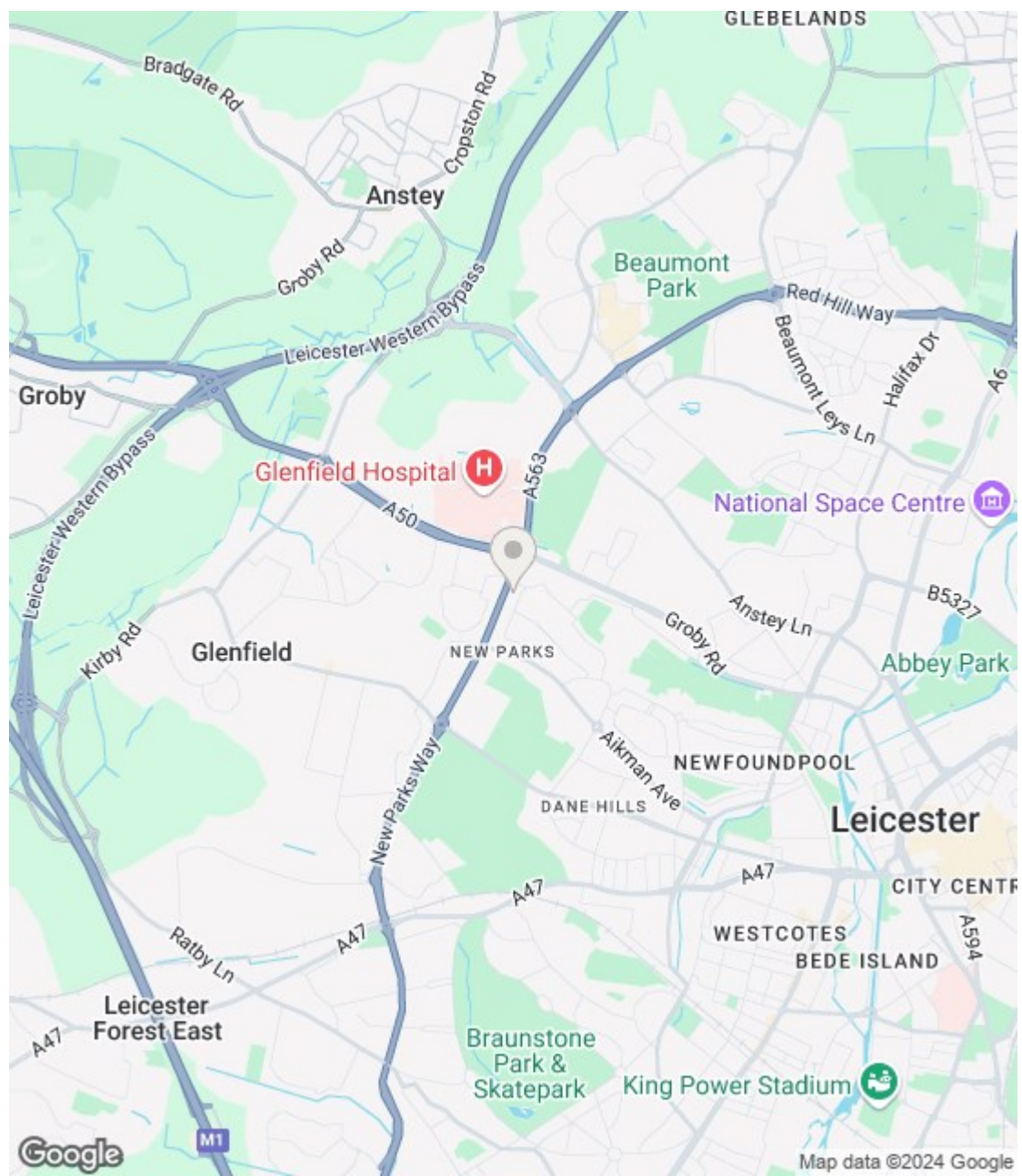


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

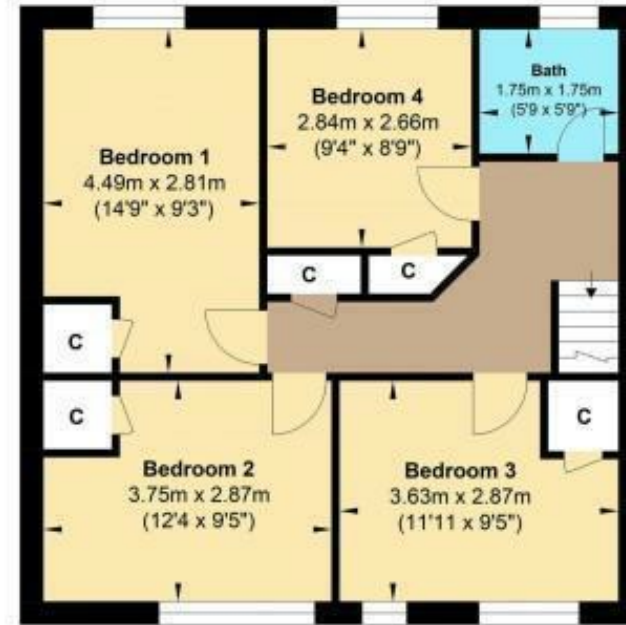
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



First Floor

Gross Internal Floor Area : 108.02 m2 ... 1162.71 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

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