



Leicester Road, Whitwick

2 1 1 C

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- OFFERED WITH NO UPWARD CHAIN • POPULAR LOCATION
- VIEWING ADVISED • ALLOCATED PARKING SPACE TO REAR
- MODERN KITCHEN DINER • LOUNGE
- TWO BEDROOMS • EPC RATING C
- COUNCIL TAX BAND A

#### OFFERED WITH NO UPWARD CHAIN

We are delighted to offer this two bedroom property in the much favoured location of Whitwick, North West Leicestershire. The property provides good access for all local amenities and catchment area for good performing schools. Internally the property comprises of open plan kitchen/diner, lounge, two bedrooms and a family bathroom .The property benefits from double glazing, gas central heating system, low maintenance garden and an allocated parking space. Call today don't miss out.

Price: £100,000

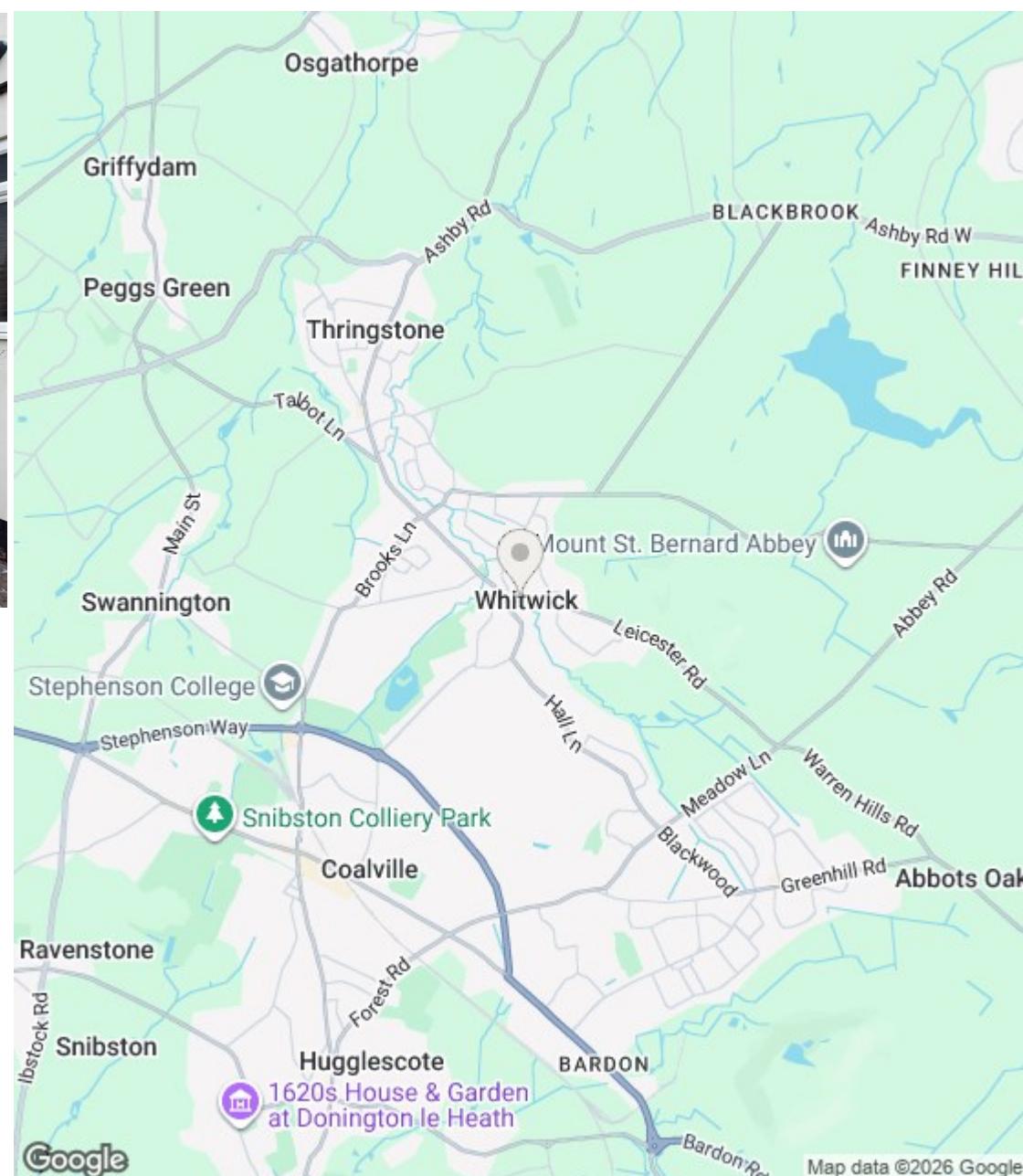






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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Approximate Gross Internal Floor Area = 67.5 sq m / 727 sq ft

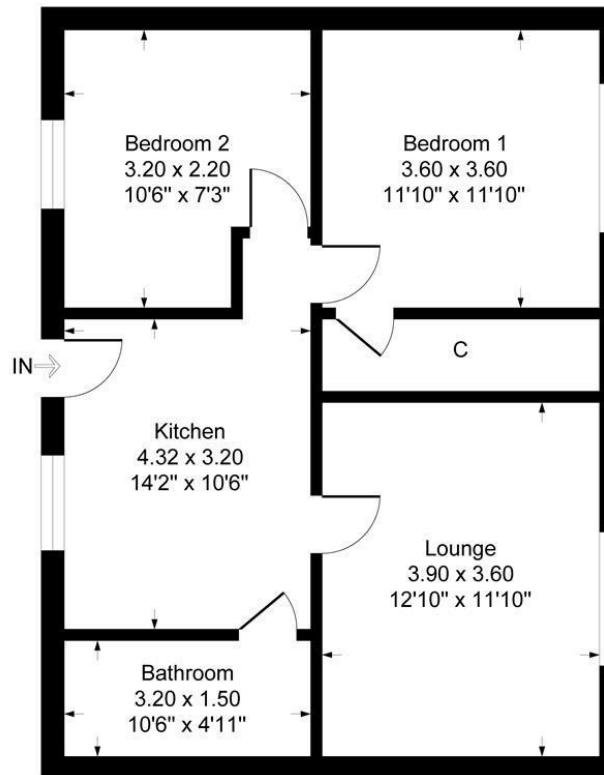


Illustration for identification purposes only, measurements are approximate, not to scale.

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