



Sinclair

30 Phoenix Drive, Sileby, Leicestershire, LE12 7QU

£850

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Property at a glance

- Charnwood Village Location
- Enclosed rear garden
- Dining Kitchen
- Council Tax Band*: A
- Two Bedrooms
- Driveway
- Available mid July
- Price: £850

Overview

Situated in a favoured residential location, this two bedroom end town house is well presented and offers lovely accommodation comprising: entrance hall, fitted dining kitchen and lounge with access to an understair storage cupboard. To the first floor there are two bedrooms and a refitted bathroom. Outside to the rear, there is an enclosed garden with shed, whist to the front there is a small fore garden and driveway to the side. Available mid July 2025. Early viewing is highly recommended.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Thinking of Selling?

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