



## FOR SALE

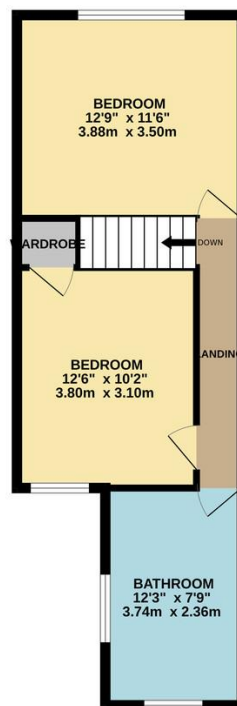
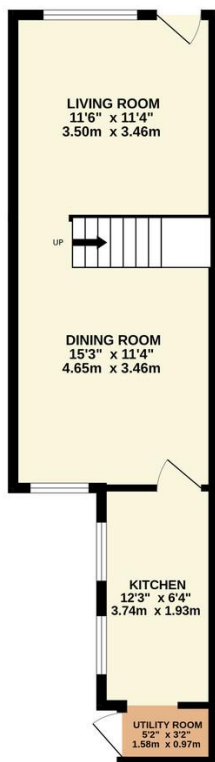
2 Bed Mid Terraced House in Walton Street, Leicester LE3 0DY  
£170,000

< Sold With No Chain > Two bedroom terraced property available for sale on Walton Street in Leicester's West End. The property comprises two reception rooms downstairs in an open plan format, kitchen and small utility area, together with two bedrooms and bathroom upstairs. The property is sold with no chain and is available to view immediately. Set in an ideal position for local amenities and within easy reach of the city centre and Fosse Park. An ideal first time buyer home or investment.



GROUND FLOOR  
398 sq ft. (37.0 sq.m.) approx.

1ST FLOOR  
435 sq ft. (40.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(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			

- Sold With No Chain
- Two Double Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Excellent Position
- Double Glazing
- Spacious Bathroom
- Ideal First Buy or Investment

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

