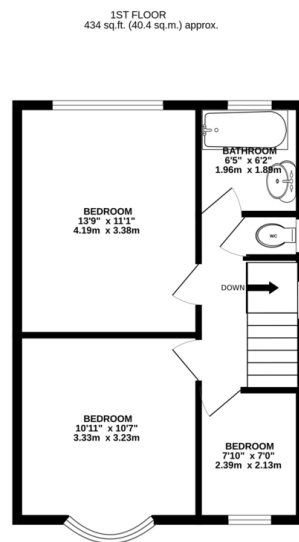
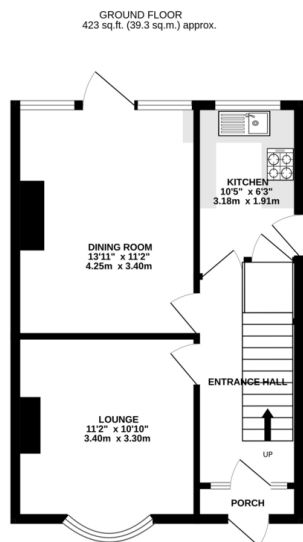




## FOR SALE

3 Bed Semi-Detached House in Glenfield Road, Leicester LE3 6DP  
Offers Over £250,000

\*\*\* No Chain \*\*\* Well presented 1930's bay fronted semi for sale in Western Park. The property is located close to local well regarded schools and has access to the main road networks surrounding Leicester. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate w.c., off road parking and rear garden.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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			

- No Chain
- 1930's Bay Fronted
- Three Bedrooms
- Popular Location
- Off Road Parking
- Well Presented
- Close To Town Centre
- Access To Road Networks

**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.

