



BEDROOMS

2

BATHROOMS

1

RECEPTION ROOMS

1

COUNCIL TAX

A

KEY FEATURES

- Well presented accommodation with a modern, move in ready feel
- Bright and airy living room with feature fireplace
- Modern dining kitchen with separate versatile l
- Two bedrooms and family bathroom with shower
- Established, private rear garden, ideal for outdoor relaxation and entertaining
- Available with NO UPWARD CHAIN
- Ideal for first-time buyers

PROPERTY OVERVIEW

Creightons Estate Agents are delighted to present a well presented two bedrooomed family home, available to the market with no upward chain. In good condition throughout the home is ideal for First Time Buyers. The property benefits from a bright and airy living room with separate, modern dining kitchen and versatile lean to/conservatory area. There are two bedrooms to the first floor and a family bathroom. The established, generous tiered rear garden is perfect for entertaining and relaxing. Offered to the market with NO UPWARD CHAIN

ADDITIONAL PHOTOGRAPHY



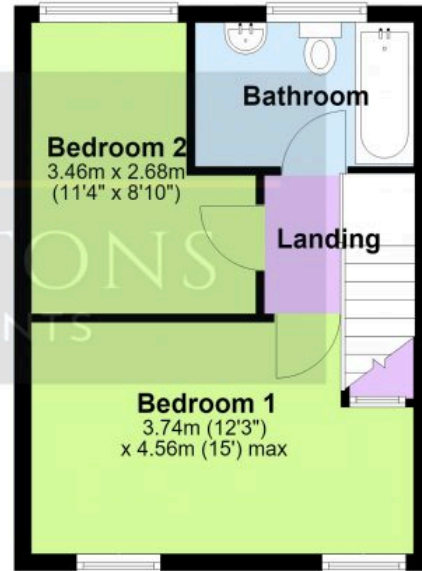
Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.

Plan produced using PlanUp.

41 Helena Crescent, Leicester



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

