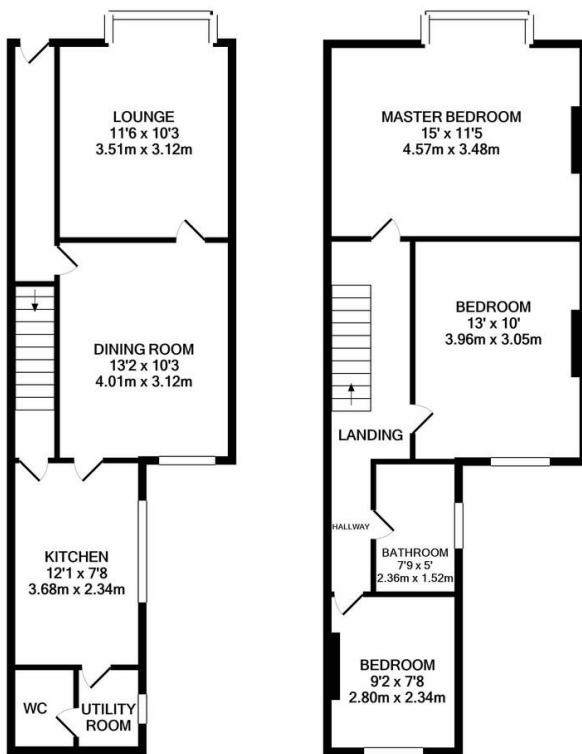




## FOR SALE

3 Bed Mid Terraced House in Eastleigh Road, Leicester LE3 0DB  
Offers Over £210,000

-Sold With No Chain- Attractive bay fronted three bedroom mid terraced property on a leafy street in Leicester's West End. Set in a convenient position for local amenities, together with city centre and motorways access, the property comprises entrance hall, two reception rooms, kitchen, downstairs WC downstairs, together with three bedrooms and bathroom upstairs. The property benefits from double glazing, combi boiler and a low maintenance yard to the rear.



GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.2 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	
<small>WWW.EPC4U.COM</small>			

- Mid Terraced Property
- Bay Fronted
- Entrance Hall
- Two Reception Rooms
- Three Bedrooms
- Downstairs WC & Utility Room
- Bathroom & WC Upstairs
- Yard to Rear

