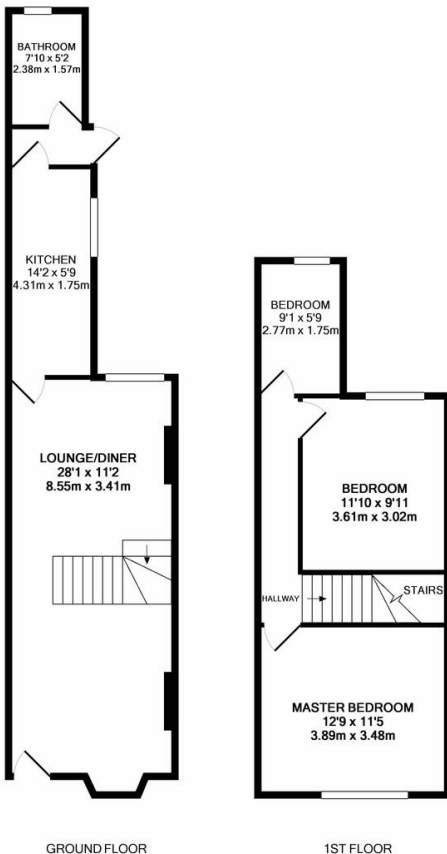




Property Summary

NO CHAIN. Well presented three bedroom mid terraced property available for sale on Timber Street. Comprising through lounge / diner, galley kitchen and bathroom downstairs, with three bedrooms up stairs. The property benefits from a low maintenance yard to the rear and is double glazed throughout. Offered with no upward chain.



Energy Efficiency Rating				Environmental (CO ₂) Impact Rating			
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C	63		
(55-68) D				(55-68) D			
(39-54) E				(39-54) D	58		
(21-38) F			60	(21-38) E			
(1-20) G				(1-20) F			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

- No Chain
- Three Bedrooms
- Mid Terraced Property
- Bay Fronted
- Through Lounge / Diner
- Galley Kitchen
- Bathroom Downstairs
- Double Glazed Throughout

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

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.
Made with Metropix ©2015

phillips george | sales & lettings

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

46 Long Street, Wigston, Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178