



23 Epping Way, Leicester

- NO UPWARD CHAIN
- LOUNGE-DINING ROOM
- MODERN FAMILY BATHROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- THREE BEDROOM TOWN HOUSE
- MODERN STYLE KITCHEN
- DRIVEWAY FOR OFF ROAD PARKING
- ENCLOSED GARDEN AND PATIO

Offers In The Region Of £220,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to offer to market this well presented townhouse that offers modern style living within a traditional style home. This lovely home comprises of an entrance hall with a contemporary wooden staircase leading to the first floor landing, an open plan lounge-dining room and modern galley style kitchen.

To the first floor are two double bedrooms, a further single bedroom and modern fitted three piece bathroom suite, including a shower over the bath. Externally the enclosed rear garden is mainly laid to lawn with a patio paved seating area with outbuildings that are being utilised as an additional utility and storage area.

To the front of the property the drive way provides two off road parking spaces. In our opinion this home is a must view to appreciate the space and style it is presented in. To find out more about this home, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.



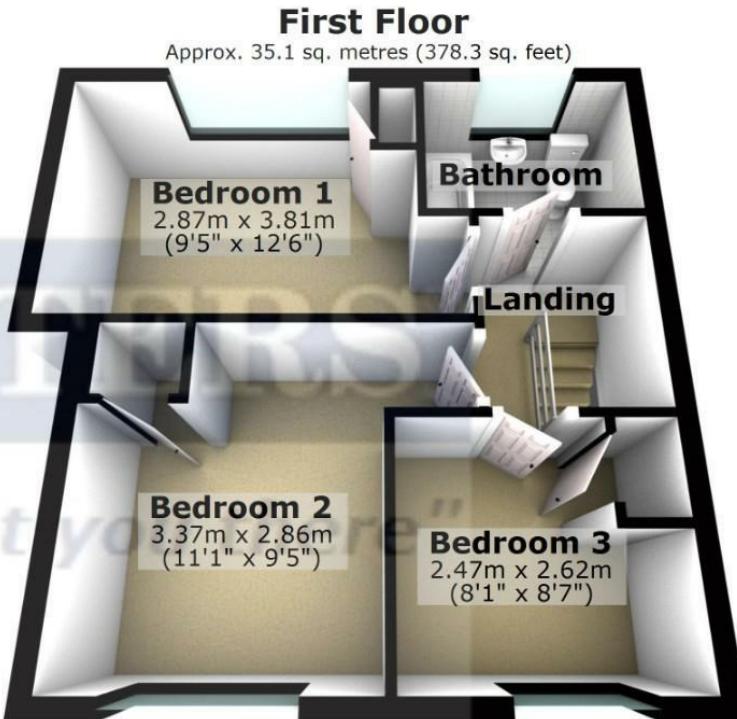
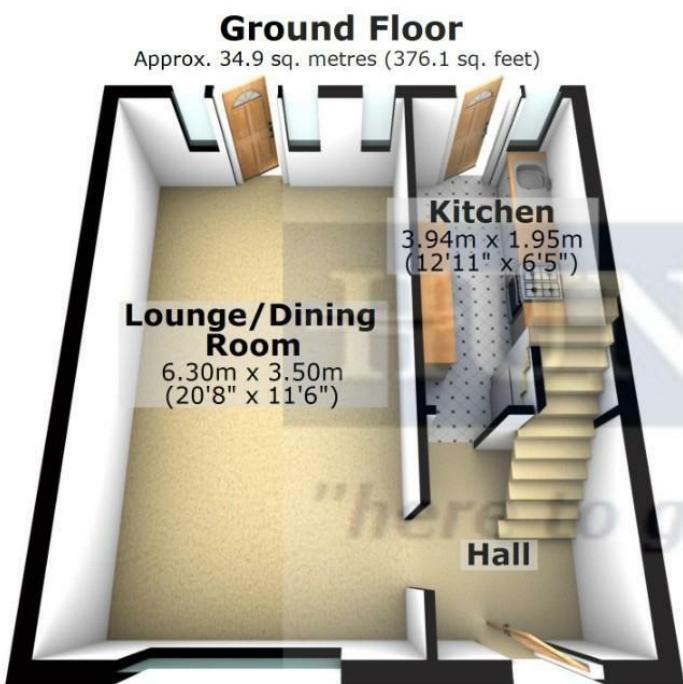


ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Total area: approx. 70.1 sq. metres (754.4 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose 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.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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