

FREEHOLD



Bungalow - Semi Detached

**AMBERLEY CLOSE, THURMASTON,  
LEICESTER, LE4 8HW**

**£245,000**

**FEATURES**

- Well Presented Semi Detached Bungalow
- Entrance Hall
- Kitchen
- Bathroom
- Corner Plot
- Lounge
- Two Bedrooms
- Front / Side / Rear Gardens

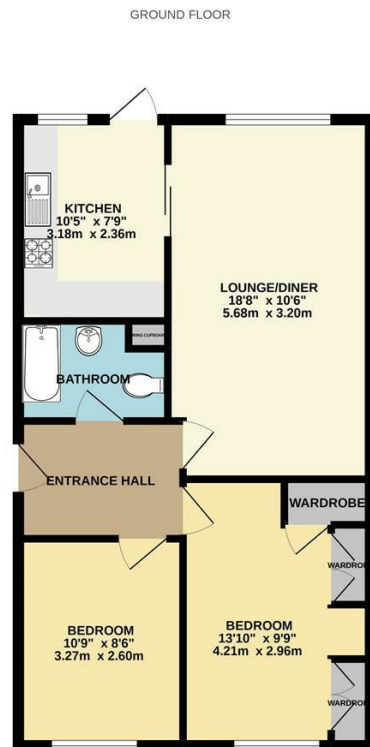


# 2 Bedroom Bungalow - Semi Detached located in Leicester

\*\*\* CORNER PLOT - POPULAR LOCATION - WELL PRESENTED SEMI DETACHED BUNGALOW \*\*\* Two bedroom semi detached bungalow situated closely to local schools and amenities.

Briefly the accommodation comprises, entrance hall, lounge / diner, kitchen, two bedrooms and a bathroom. The property benefits from side and rear gardens and DRIVEWAY with space for four cars and a single garage.

\*\*\* IDEAL FOR INVESTORS & FIRST TIME BUYERS - VIEWING IS BY APPOINTMENT ONLY \*\*\*




Whilst every attempt has been made to ensure the accuracy of the description contained here, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band  
**B**

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

Agents Note: Whilst every care has been taken to prepare these 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.