



# Express Properties

Commercial • Residential • Sales • Letting Management



## GUILFORD STREET, LEICESTER

**OFFERS OVER £179,950** Freehold

We are pleased to offer this 2 Bedroom Terraced house located in the sought residential area of Highfield and close to all local amenities.

To arrange a viewing or for further information please call us.

**SSTC**

- 2 Bedrooms
- 2 Receptions
- Fitted Kitchen
- Bathroom/Toilet Upstairs
- Double Glazing
- Gas Central Heating
- Rear Yard

[www.expressproperties.net](http://www.expressproperties.net)

61 Green Lane Road Leicester LE5 3TP | 0116 25 45 225 | [info@expressproperties.net](mailto:info@expressproperties.net)

EP (EXPRESS PROPERTIES) is a trading name of Express Properties (UK) Ltd Registered in England and Wales. Company Registration No 09124649

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Sit 1: W 10' 01" x L 09' 09"

Laminate flooring, Double Glazed, Radiator

Sit 2: W 10' 02" x L 11' 07"

Rear facing, Laminate flooring, Double Glazed, Radiator, Tv Wall and Electric fire place

Kitchen: W 05' 04" x L 15' 04"

Tiled flooring, Double Glazed window facing the yard, Utility points.

1st Floor:

Bed 1: W 10' 02" x L 10' 02"

Carpeted

Bed 2: W 7' 00" x L 11' 08"

Carpeted

Bathroom / Toilet: W 05' 04" x L 8' 04"

Laminate flooring

Outside: Yard

Council Tax Band: A (Leicester City Council)

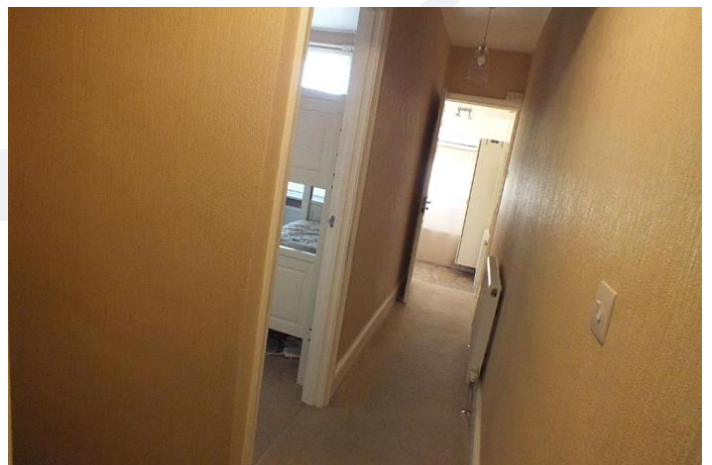
Tenure: Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



While every reasonable effort is made to ensure the accuracy of descriptions and content, Express Properties would like to make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Express Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Express Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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