



205 Hadley Park Rd, Leegomery TF1 6QG



£ 127,950 region

Internal Inspection is essential for this superbly presented and much improved spacious 2/3 bedroom double fronted semi detached cottage. The property offers flexible family accommodation including sitting room, dining room, refitted kitchen, family room/ground floor bedroom 3, two first floor double bedrooms and family bathroom with separate shower. The property occupies a good sized plot with large rear gardens and driveway parking for 3 vehicles. Also with the benefit of planning permission for a two storey extension gas central heating and double glazing.

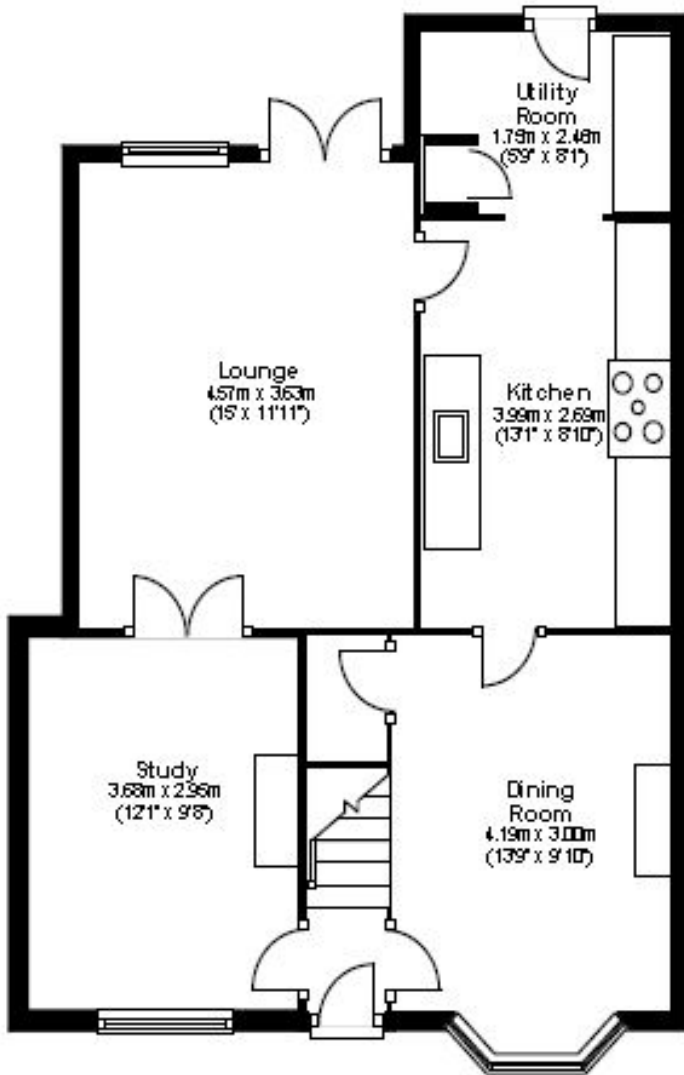
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	59
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	60
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	



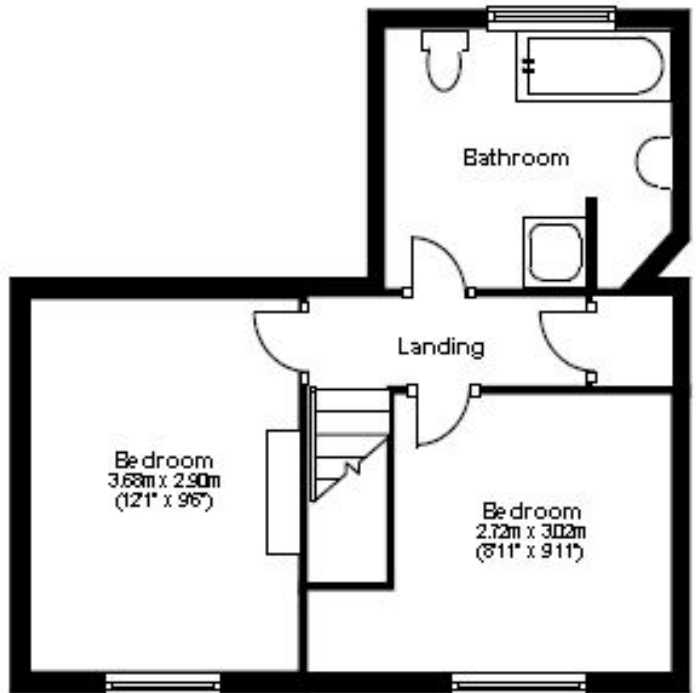
Ground Floor

Approx. 57.5 sq. metres (618.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Tenure Awaiting Confirmation

Council Tax Awaiting Confirmation

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 7th January 2012

Ref: 1732



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