



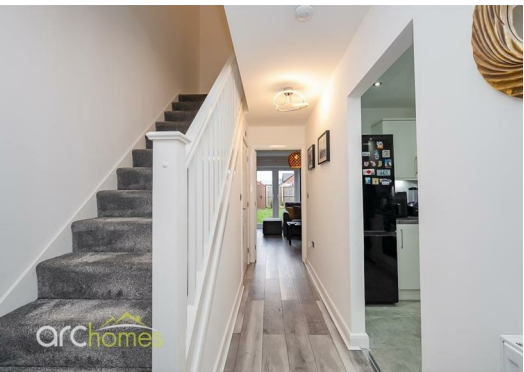
## 6 Limer Hill, WN7 5FU Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this gorgeous modern mid mews property positioned on a sought after modern development. This beautiful home is flawlessly presented throughout and boasts off road parking together with lovely enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access to o a handy downstairs cloakroom. An excellent well proportioned sitting room sits to the rear and had French doors opening into the rear gardens. A lovely modern kitchen sits to the front and completes the ground floor. To the first floor are two generous bedrooms and a modern bathroom. Outside, the front gardens are open plan and provide off road parking. The enclosed rear gardens are laid to lawn and provide generous outdoor space together with a good degree of privacy. Please note, there is a maintenance fee of around £170.00 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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