



110 Garner Way, Leicester, LE8 8EJ

An opportunity to purchase a two bedroomed semi-detached property, located on Fleckney Fields, providing good access to all local amenities and good performing schools. The property was built by David Wilsons and currently has a NHBC warranty. Internally the property comprises of entrance hall, downstairs WC, Lounge, kitchen, two DOUBLE bedrooms and a family bathroom. Externally there is a driveway and an enclosed rear garden. An internal inspection is highly recommended to appreciate the property on offer.

Service Charge is approx. £126.00 p.a

Price £215,000

110 Garner Way

Fleckney, Leicester, LE8 8EJ



- POPULAR LOCATION
- OFF ROAD PARKING
- CALL TODAY
- TWO DOUBLE BEDROOMS
- COUNCIL BAND B
- VIEWING ADVISED
- EPC RATING B

FRONT ELEVATION

ENCLOSED REAR GARDEN

ENTRANCE HALL

LOUNGE

15'1" x 12'9" max (4.6 x 3.9 max)

KITCHEN

5'10" x 11'1" (1.8 x 3.4)

DOWNSTAIRS WC

BEDROOM ONE

10'7" max x 10'9" from wardrobe
(3.25 max x 3.3 from wardrobe)

FAMILY BATHROOM

BEDROOM TWO

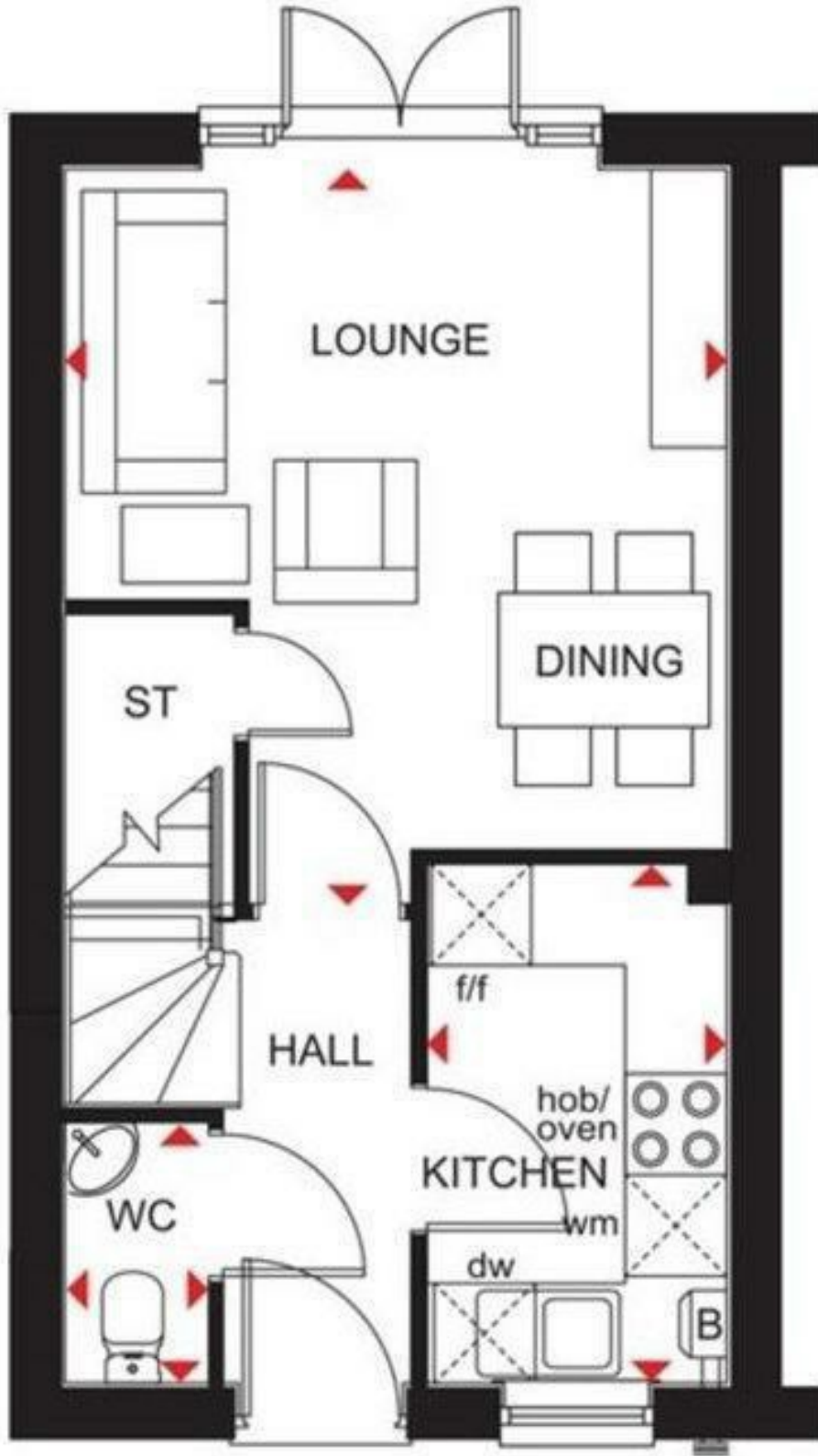
8'6" x 10'9" (2.6 x 3.3 from
wardrobe)



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	98	85	93

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G	(92 plus) A	(1-20) G
(81-91) B	(21-30) F	(81-91) B	(21-30) F
(69-80) C	(31-40) E	(69-80) C	(31-40) E
(55-68) D	(41-50) D	(55-68) D	(41-50) D
(39-54) E	(51-60) C	(39-54) E	(51-60) C
(21-38) F	(61-70) B	(21-38) F	(61-70) B
(1-20) G	(71-80) A	(1-20) G	(71-80) A

England & Wales EU Directive 2002/91/EC