



# HIGH ACRES

BILLESDON,

JAMES  
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

## 2, High Acres,

Billesdon,  
LE7 9FB

An immaculately presented two-bedroom detached bungalow sitting on a generous plot, in the heart of the thriving village of Billesdon.





**2 High Acres, Billesdon, Leicester, LE7 9FB**

Total Approx Gross Internal Floor Area sq ft  
Measurements are approximate. Not to scale. For illustrative purposes only.



Market Harborough Office  
13 Church Street  
Market Harborough LE16 7AA  
01858 410008  
mh@james sellicks.com

Leicester Office

0116 2854 554

Oakham Office

01572 724437

London Office

0207 839 0888

www.james sellicks.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78



**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.