



## 2 Hattersley Way, Leicester, LE2 7BB

### Offers in excess of £325,000



Set To Let Estate Agents are pleased to offer this well presented, generous 3 Bedroom Townhouse For Sale in the popular Freemans Meadow development, Leicester, LE2.

Conveniently located, only a short walk to Leicester Royal Infirmary, DMU, City Centre and easy access to motorway links.

Property is offered in excellent condition throughout, comprising in brief, entrance hallway, 3 double size Bedrooms, 1 with ensuite, main Bathroom with separate shower, Lounge with Private Balcony and a further Roof Terrace. Generous kitchen with a range of wall and base level cupboards and integrated appliances.

Further benefits include, gated secure off street parking, gas central heating and double glazed windows throughout. Front and rear gardens.

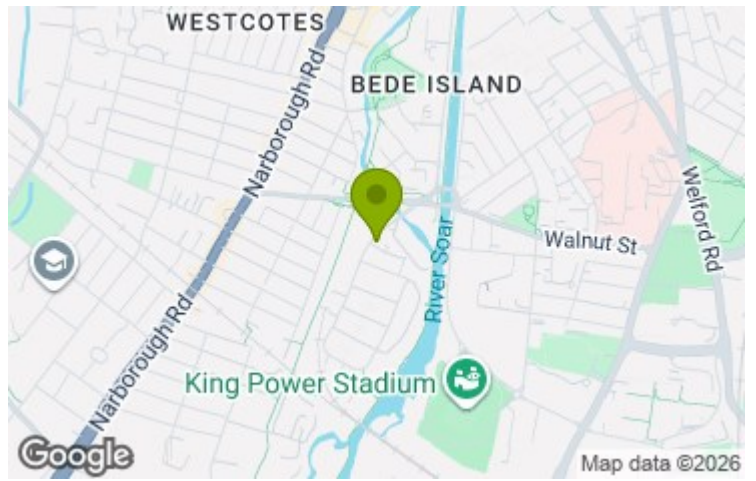
This fantastic property is ideal for people who are looking for easy commuting to the City Centre, Leicester University, De Montfort University as well as the Leicester Royal Infirmary Hospital, fosse park shopping centre and local shops, bars and restaurants. Great Investment opportunity, currently tenanted at £1500.00pcm until October 2025

Call Set To Let to arrange a viewing

- Freemans Meadow Development
- 3 Double Bedrooms
- 2 Bathrooms
- Fully Furnished
- Call Set To Let
- Roof Terrace + Balcony
- Off Street Parking
- Investment Opportunity
- High Rental Demand
- Comfortable Living Accommodation

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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