



Kirkby Road, Barwell LE9 8FR

£850 PCM

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

A fantastic opportunity to rent this very well presented and very spacious 2 bedroom terrace home with a cellar, off road parking and a part converted loft room. The accommodation, which benefits from gas central heating & double glazing, briefly comprises, lounge, separate dining room, cellar, kitchen, two bedrooms, bathroom and a part converted loft. Outside, there is off road parking to the front with a large garden at the rear. Available NOW. EPC: TBC. Council tax band A. Holding deposit equal to 1 weeks rent when applying for the property.

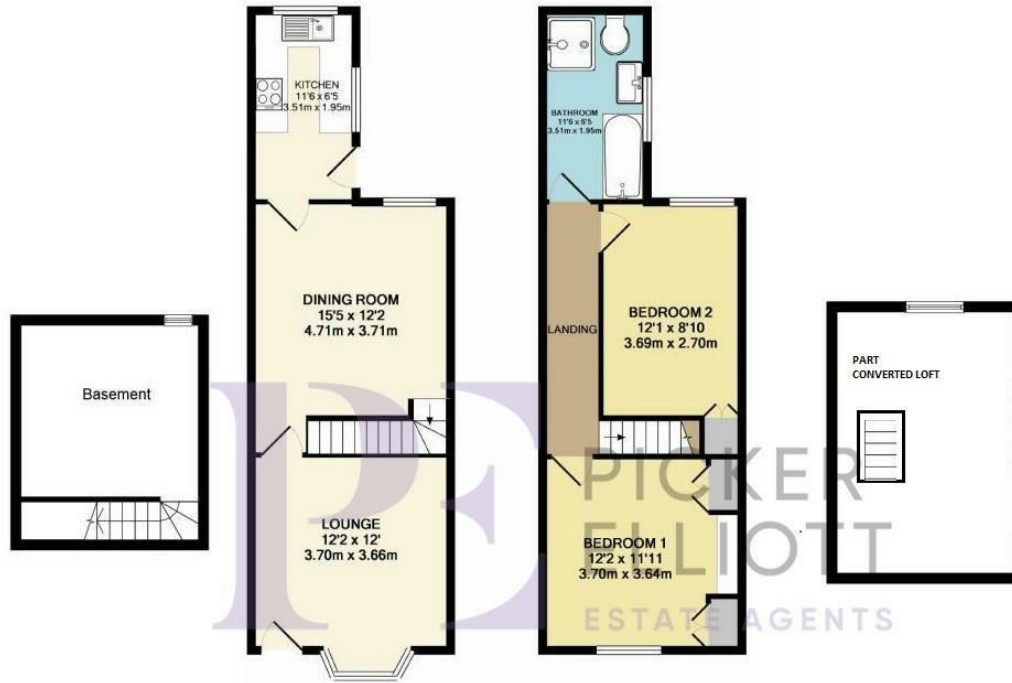




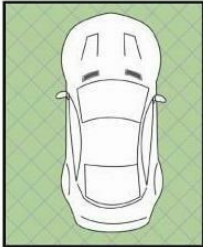




PICKER  
ELLIOTT



1ST FLOOR  
APPROX. FLOOR  
AREA 408 SQ. FT.  
(37.9 SQ. M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ. FT.  
(38.6 SQ. M.)

115 KIRKBY ROAD BARELL LE9 8FR REF: CGB10052015  
TOTAL APPROX. FLOOR AREA 823 SQ. FT. (76.4 SQ. M.)  
*Metric with Maximum 62015*

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		71		(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

