

## 76a Barnards Way, Leicester, LE8 0RS



### £800 Per Month

A charming self contained coach house offered in excellent decorative order, and well situated in this popular small town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, open plan living room and kitchen area with fitted appliances, a double bedroom and modern shower room. There is also a useful outside store and allocated parking space.

The property is offered unfurnished and is available immediately.

## Entrance Hall



Radiator. Built in cloaks cupboard. Alarm panel. Radiator. Doors to rooms.

## Open Plan Living Room/Kitchen 19'5" x 10'3" min (5.92m x 3.12m min)



Double glazed dual aspect windows. Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with extractor hood over. Fitted automatic washing machine. Stainless steel sink and drainer. Wall mounted gas fired central heating boiler. Television point. Telephone point. Door to:-

## Bedroom 9'9" x 8'4" (2.97m x 2.54m)



Double glazed window to the front elevation. Access to loft space. Built in double wardrobe. Radiator. Telephone point.

## Shower Room



Tiled double shower cubicle with mains fitment and sliding perspex doors. Pedestal wash hand basin. Low level WC. Electric shaver point. Extractor fan. Vinyl flooring. Radiator. Opaque double glazed window.

## Outside



There is allocated parking for one car and a secure storage cupboard.

## Additional Information

Council tax band A

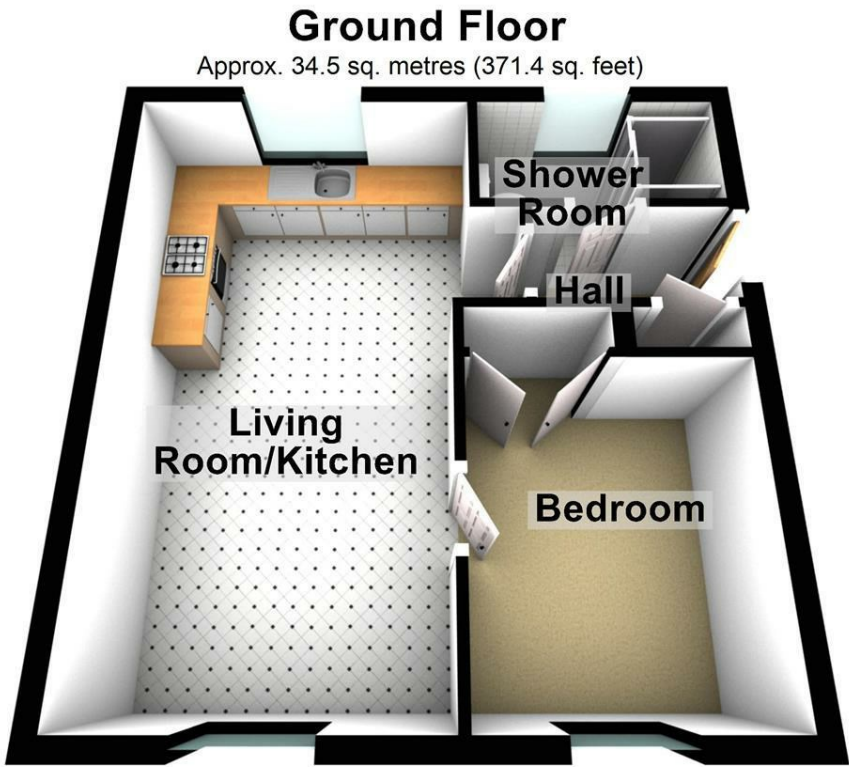
Holding deposit based on rent of £800pcm £184

Damage deposit based on rent of £800pcm £923

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

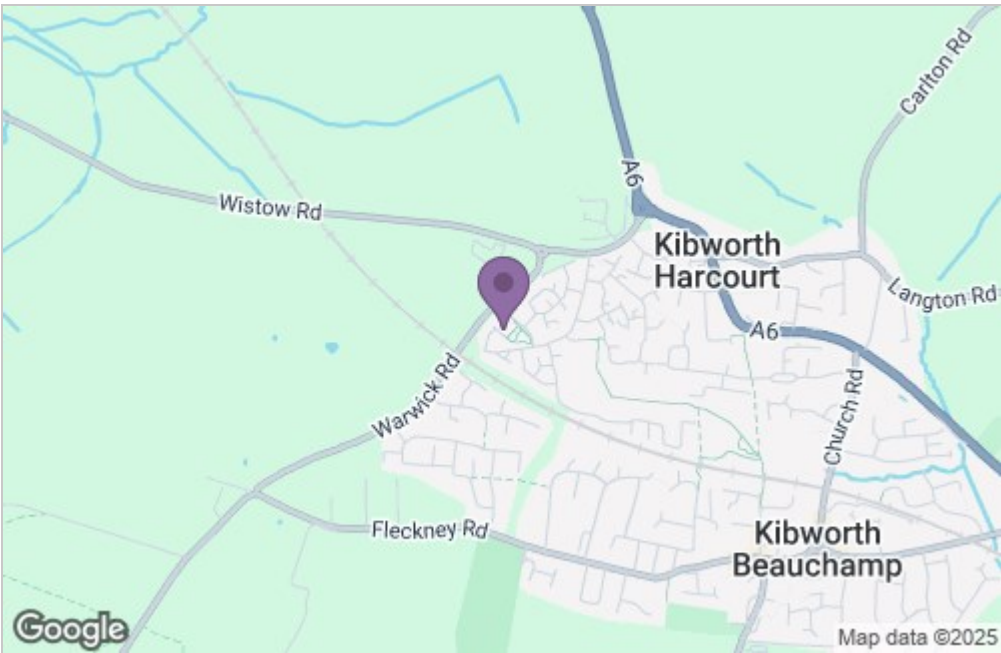


Floor Plan



Total area: approx. 34.5 sq. metres (371.4 sq. feet)

Area Map



Energy Efficiency Graph

