

## 13 ADELAIDE CLOSE LEICESTER, LE4 2NZ

£950 PCM

Totally refurbished! This lovely two bed town house has been refurbished throughout with new kitchen & bathroom, new carpets/flooring and décor. In brief, the property comprises of Entrance Hall, new fitted kitchen with gas hob & electric oven, Lounge with French doors to the garden.

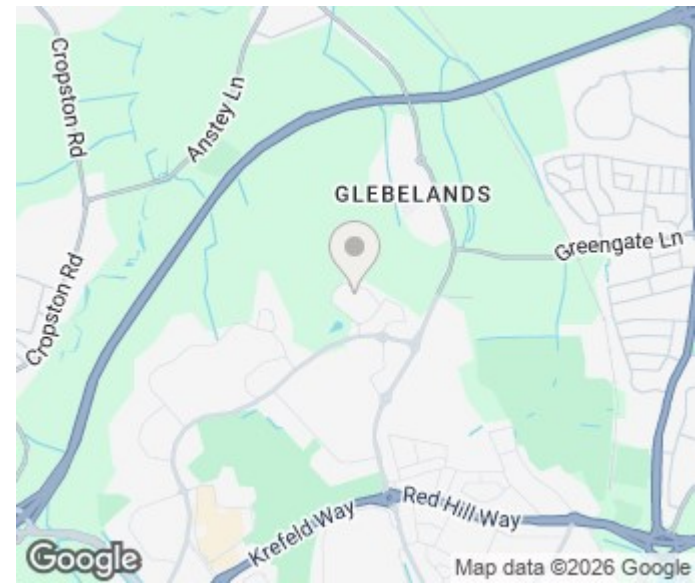
To the first floor there are two double bedrooms and a brand new bathroom with suite & shower. Externally you will find a rear garden and two off road parking spaces. Available now on an unfurnished basis.

Rent £950.00 Exclusive of all outgoings Tenancy Deposit £1096.00 Holding Deposit £219.00


Council Tax band AEPC Rating TBC

Broadband/mobile coverage can be checked by visiting : <https://checker.ofcom.org.uk/>





**EPC Rating:**      **Council Tax Band: A**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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