



26 PARK ROAD LEICESTER, LE6 0JJ

£975 PCM

Well presented two double bedroom end terrace house in the popular village location of Ratby, being ideally suited for the city and motorway access. The property is in excellent order throughout and comprises front reception room with feature fireplace and varnished wooden flooring, understair cupboard, rear reception room with cast iron fireplace and stairs off, extended galley style kitchen fitted in a contemporary style with high gloss units, double oven, hob and hood, door to the rear garden. To the first floor there is a landing accessing the front master bedroom, rear bedroom with built in cupboard and bathroom, having been fitted with a modern white suite and shower. Externally there is a long rear lawned garden. PLEASE NOTE THE PROPERTY IS UNFURNISHED EPC Rating : D Council Tax band : A Rent £975 Exclusive of all outgoings Tenancy Deposit £1125.00 Holding Deposit £225.00 Broadband/mobile coverage can be checked by visiting : <https://checker.ofcom.org.uk/> Please note, this property is available mid August 2026 If you wish to view, please email us via the contact the agent button on the site you are viewing the property. We will then forward criteria information to you. Room dimensions - these are to be used as a guide only Front reception room : 3.53m x 3.52m Rear reception room : 3.54m x 3.49m Kitchen : 5.81m x 1.82m Bathroom : 2.50m x 1.83m Front Bedroom : 3.51m x 3.51m Rear Bedroom : 3.49m x 2.56m





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: A

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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