

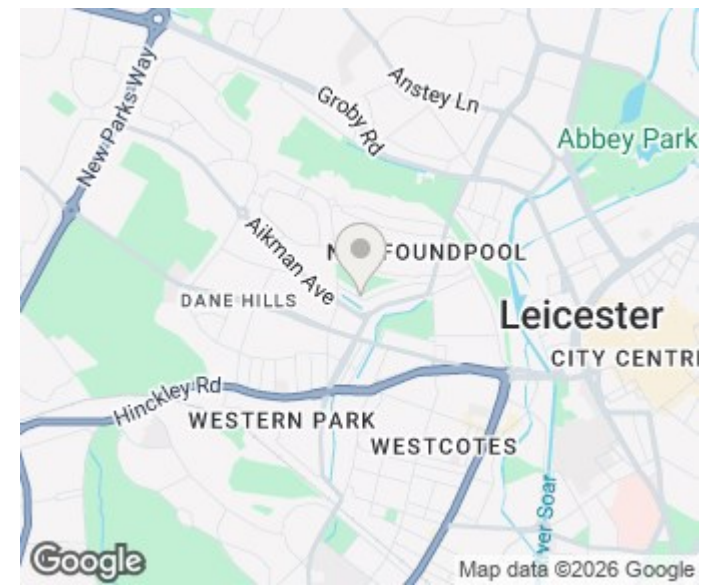


## TETUAN ROAD, LEICESTER

£1,150 PER MONTH

A two bedroom, well presented, traditional mid-townhouse with gas central heating and pvc double glazing. This property is ideally situated for access to the City Centre as well as the Glenfield Hospital and a range of neighbourhood amenities which include a Tesco and Lidl stores. The accommodation comprises of entrance hall with stairs off to the first floor, lounge with double opening doors to rear garden and dining Kitchen fitted with a matching range of base and wall units, built in oven and induction hob with extractor fan, double doors to rear garden. On the first floor stairs and landing lead to bedroom one with dual aspect windows, bedroom two with wardrobe recess and a bathroom with three piece suite comprising panelled bath with shower over, vanity sink unit and low flush wc, tiled throughout. Outside there is a pleasant garden to the front with low set wall, gravelled and planted garden. To the rear there is a pleasant garden with patio and lawns with well stocked borders.

MOORE  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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

Leicester  
61 Granby Street  
Leicester  
Leicestershire  
LE1 6FB

01162 756360  
enquiries@mooreandyork.co.uk

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