



33 WINDSOR AVENUE LEICESTER, LE6 0YF

£795 PCM

Available in the popular village of Groby, providing excellent transport links to the M1/M69/A46 and Leicester City, is this tidy two bedroom town house benefitting from gas central heating. The property comprises of entrance hall, fitted kitchen with cooker, lounge with stairs to the first floor. To the first floor there is one double bedroom with fitted wardrobes and one single bedroom (approx size 2.7 x 2m) and a modern shower room. Externally there is off road parking and a garden being accessed via a side gate off the driveway. Available now on an unfurnished basis.

Rent £795.00 PCM Exclusive of all outgoing Tenancy Deposit £917.00 Holding Deposit £183.00
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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