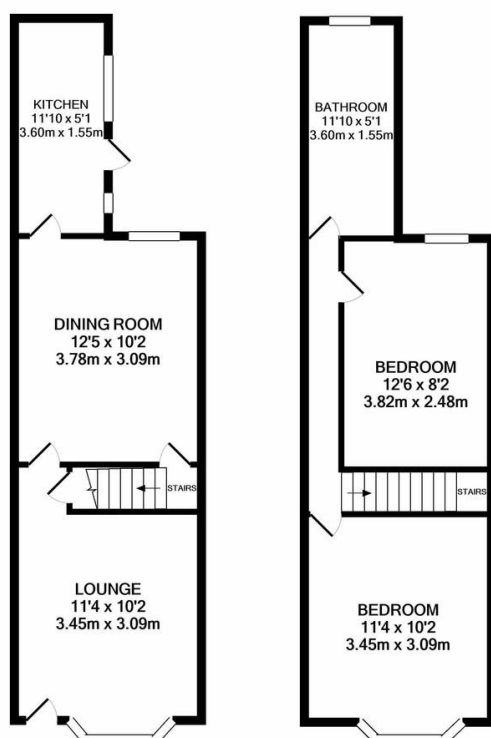




## TO LET

2 Bed Mid Terraced House in Norman Street, Leicester LE3 0BB  
£895 pcm

Well maintained two bedroom bay fronted terraced property available to let in the heart of Leicester's West End. Set in an ideal position for local shops and access to the city centre, the property comprises two reception rooms, kitchen, two double bedrooms and bathroom. There is a private, low maintenance yard to the rear. The property benefits from neutral decor throughout. Sorry, no pets will be accepted at this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

- Two Bedrooms
- Bay Fronted
- Two Reception Rooms
- Bathroom Upstairs
- Neutral Decor Throughout
- Double Glazed
- Combi Boiler
- Private Low Maintenance Yard

