



## 17 QUEENSMEAD CLOSE GROBY, LE6 0YP

£1,050 PCM


Available to let in the village of Groby, is this well presented three bed semi with garage and parking. The property briefly comprises of Entrance Hall with stairs to the first floor, fitted kitchen with oven & hob, living room, two double bedrooms, one single and bathroom with white suite & shower. The property is neutrally decorated throughout and benefits from gas central heating, double glazing, parking and garage. In a cul de sac position, the property also has a park area directly behind. Available mid June on an unfurnished basis. One pet considered

Rent £1050.00 Exclusive of all outgoing Tenancy Deposit £1211.00 Holding Deposit £242.00

 **OAKTREE**  
LETTINGS AND MANAGEMENT



**EPC Rating: D    Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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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