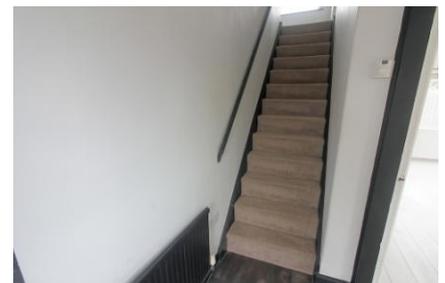




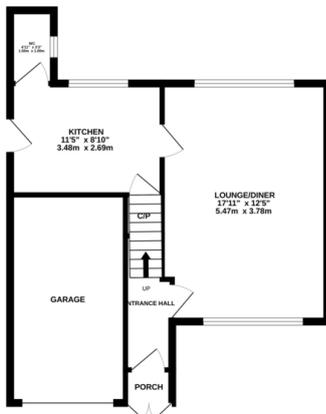
TO LET

3 Bed Semi-Detached House in Gloucester Crescent, Leicester LE18 4YF
£1,250 pcm

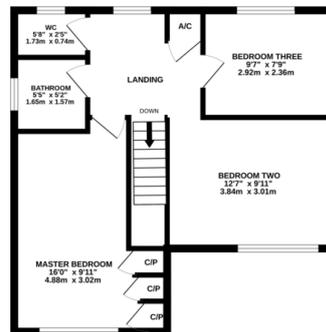
Renovated semi detached family home to rent on the ever popular Fairfield Estate. The property has easy access to a selection of amenities, schools and road networks. The accommodation comprises porch, entrance hall, lounge diner, kitchen, downstairs w.c., three bedrooms, bathroom with separate w.c., good size rear garden, ample off road parking and garage. The property would ideally suit a young family. Sorry, pets will not be considered for this property.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		72	78
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

- Refurbished Throughout
- Three Bedrooms
- Semi Detached
- Good Size Garden
- Garage
- Downstairs W.C.
- Ideal Family Home
- Close To Amenities, Schools & Transport

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.

