

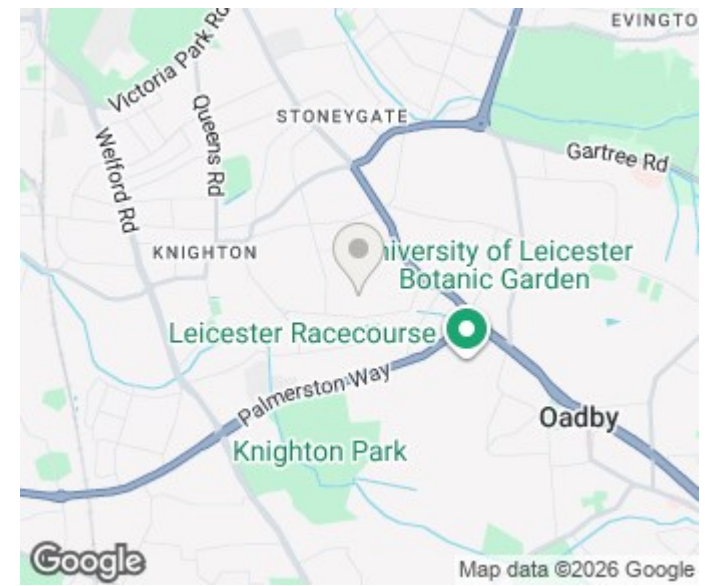



GOLDHILL ROAD, SOUTH KNIGHTON

£1,195 PER MONTH

A two bedroom, mid period terraced house with gas central under floor heating and double glazing. The property is situated within one of the most sought after suburbs of Leicester to the South East of the city. The accommodation comprises of front reception room with laminate floor, double glazed window to front with fitted blind and understairs cupboard off. There is a rear reception room with a large double glazed window to rear with fitted blind following on to modern fitted kitchen with double glazed windows to side and rear, matching wall & base units, wood block effect worktops, electric oven, induction hob and Worcester boiler. The stairs and landing lead to bedroom one at the front with a built in cupboard and a second bedroom to the rear. There is a fully tiled, bathroom/ WC with white suite with 'rain water' shower over the bath and wash hand basin with cupboard under. There is a pleasant, enclosed 'town' garden to the rear.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Leicester
61 Granby Street
Leicester
Leicestershire
LE1 6FB

01162 756360
enquiries@mooreandyork.co.uk

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