



GELERT AVENUE, LEICESTER

£1,300

A three bedroom well presented, semi-detached house occupying a pleasant position with open aspect to the front. This property has gas central heating and pvc double glazing.

The accommodation comprises of entrance hall with cloakroom/wc off., generous lounge/ dining room with cloakroom cupboard and stairs off to first floor. There is a conservatory with double opening doors to the rear garden and a fitted kitchen with new gas oven and hob.

On the first floor bedroom one has fitted wardrobes and open aspect views to the front. Bedroom two also has fitted wardrobes, there is a third bedroom and a family bathroom/wc with shower over the bath.

Outside there is off road parking to the front and a single garage. There is a delightful rear garden with patio, lawn and a useful shed.

**MOORE
& YORK**



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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