



Affitto Estate Agents proudly present to the market this stunning FOUR BEDROOM TOWNHOUSE situated in a highly-desired area of Hamilton in Leicester. Viewing is highly recommended, so contact us TODAY!

Upon entrance to this property, there is a spacious lounge with patio doors to the back providing access to the low maintenance garden. This room is very bright and airy and provides a warming atmosphere to the property.

Next up is good sized kitchen which incorporates of wall and base units providing ample storage. The gas hob and oven is included also.

Downstairs there is also a separate W/C.

On the first floor there are TWO BEDROOMS and a family bathroom.

Both bedrooms are of a DOUBLE SIZE and one is benefiting from having built in wardrobes.

The main family bathroom is of a decent size and includes a full-size bath tub, a W/C and hand wash basin.

On the second floor there is a MASTER BEDROOM with an en suite as well as another DOUBLE BEDROOM.

The master bedroom is of a great double size and incorporates built-in wardrobes. It comes inclusive of a separate en suite bathroom which incorporates a full-length shower cubicle, a W/C and a hand wash basin.

To the rear of this property, there is a sizeable garden which finishes off this property extremely well. This area is very private and enclosed and is a great space to have available.

Blacksmith Place is ideally located for working professionals and families as all local amenities are close by and there are excellent transport links in and around the City of Leicester.

This property is available to view NOW, so contact us today to arrange a viewing!

Council Tax Band: C
Deposit: £1,557.69
Holding Deposit: £311.53



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.