



Affitto Estate Agents proudly present to the market this well presented TWO BEDROOM home with PARKING and a low maintenance garden. The property is situated in a highly-desired area of Hamilton, Leicester.

As you step into the property you are greeted by a large lounge, tidy kitchen and a small downstairs W/C. The lounge leads on to the garden through large French patio doors. This allows plenty of light to enter the property.

The kitchen has plenty of wall and base units which provide ample storage. It also gives the kitchen a smart and tidy finish.

The downstairs bathroom contains a W/C and hand basin.

Upstairs, there are 2 double bedrooms. Each bedroom has plenty of space for all necessary furniture. The loft space is currently fully boarded so it is ideal for storage or for future conversions.

The family bathroom is of a decent size and comprises of a W/C, hand basin and bath with an overhead shower.

To the rear of the garden there is a low maintenance garden.

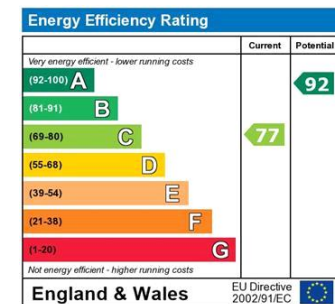
This property is available to VIEW NOW!

(Tenant currently in situ)

Tenure: Freehold



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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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.