



Affitto Estate Agents proudly present to the market this stunning THREE BEDROOM HOME located in a highly-desired area in Leicester.

Viewing is highly recommended, so contact us TODAY!

Upon entering the property you step into an entrance hall way providing access to the spacious lounge.

The Lounge is of a good size with a window to the front of the property providing a warm, bright and airy feel to the property allowing natural light into the living room.

Straight ahead there is a good-sized kitchen which incorporates wall shelving and base units proving ample storage. The kitchen gives access to the low-maintenance rear garden which has the advantages of both patio space and a turfed area.

On the first floor the landing provides access to all bedrooms and the family bathroom. Both double bedrooms are of a good size as well as a single bedroom. The master bedroom benefits from having an en-suite.

The bathroom consists of a full-size bathtub, hand-wash basin and a W/C.

This property benefits from gas central heating, double glazing, allocated parking for 2 cars and ample on-street parking.

Birkby Close is situated in a quiet area yet is a walk away from all amenities and good schools.

The supermarket is also a short walk away and this is near all major transport and travel links.

All decorating and fixtures and fittings are to a modern taste and compliment the property well.

\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*

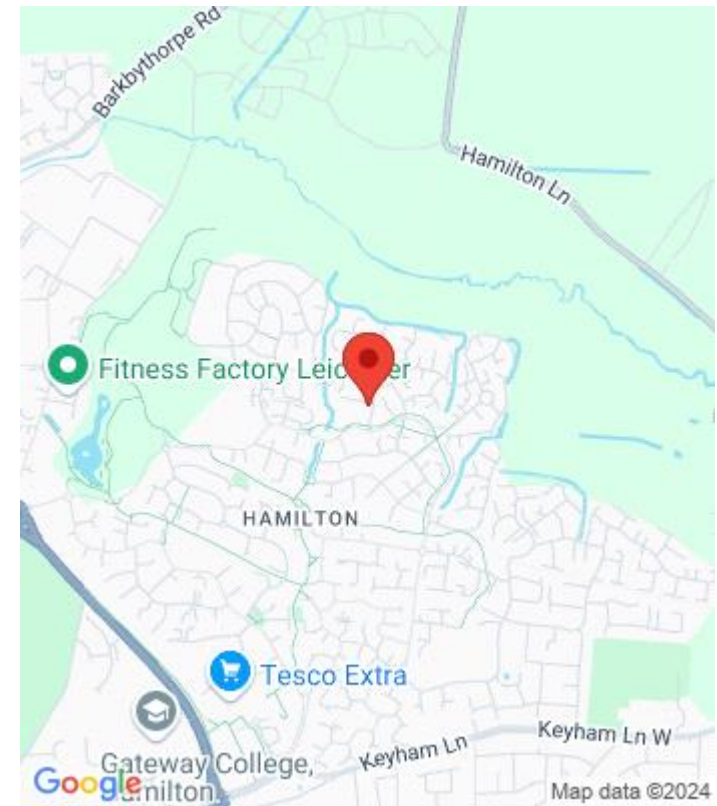
Deposit: £1,326.92

Holding Deposit: £265.38





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			
(69-80) C		78	91
(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.