



affitto

**affitto**  
*estate agents*

**Midland Road, Ellistown, Coalville**  
**£1,000 pcm**

3 bedroom terraced house to rent

Affitto Estate agents are proud to present this large THREE bedroom, and three storey, terraced family home located on the outskirts of Coalville in Ellistown.

There is a highly spacious lounge which benefits from having light,airy colours throughout. Access to the rear garden is via this room also.

The kitchen is modern in design and incorporates stylish fitted wall and base units providing suitable storage room for all utilities as well as a generously-sized worktop surface.

The property boasts three double bedrooms, with two situated on the first floor and one on the second floor of the property.

All of these bedrooms are very spacious and have plenty of room for storage; with the third bedroom having an en suite bathroom included as a main feature.

The main bathroom is a good size and comprises of a full-size bath tub, with a fitted shower attachment, a W/C, a hand wash basin and plenty of storage space for utilities.

At the rear of the property is a turfed family garden which is easily accessible from the lounge of the property.

To the side of the property there is also a garage allocated with its own single car drive.

Midland Road is a short distance away from all local amenities, along with plentiful access points for public transportation. Further to this, the property also boasts ample on-street parking availability.

Viewing is highly recommended on this property.

**\*\* Contact us now to avoid disappointment! \*\***

Deposit: £1,153.84

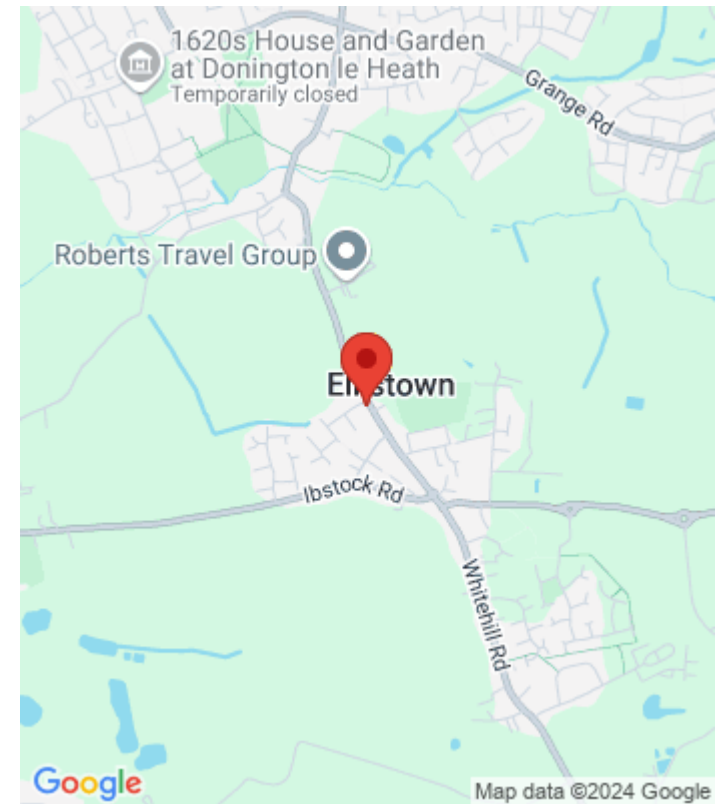
Holding Deposit: £230.76

Parking options: Driveway, Garage

Garden details: Private Garden



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>73</b>		<b>82</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)