



Affitto Estate Agents proudly offer to the market this TWO BEDROOM SEMI DETACHED FAMILY HOME with DRIVEWAY situated in the highly sought after area of Rushey Mead, Leicester.

This property enters into a porch and leading to spacious lounge. Downstairs there is also a good size kitchen benefiting from spectacular natural light. This room also provides an access to a spacious private garden.

Upstairs there are TWO DOUBLE bedrooms and a family bathroom. One bedroom benefiting from having a built in cupboard space.

The bathroom is of a good size and consist of bathtub as well as a shower over the bath, a basin and a toilet.

This property has own driveway as well as enclosed carport. It also benefits from UPVC double glazing and gas central heating. This home is close to all transport links and amenities.

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

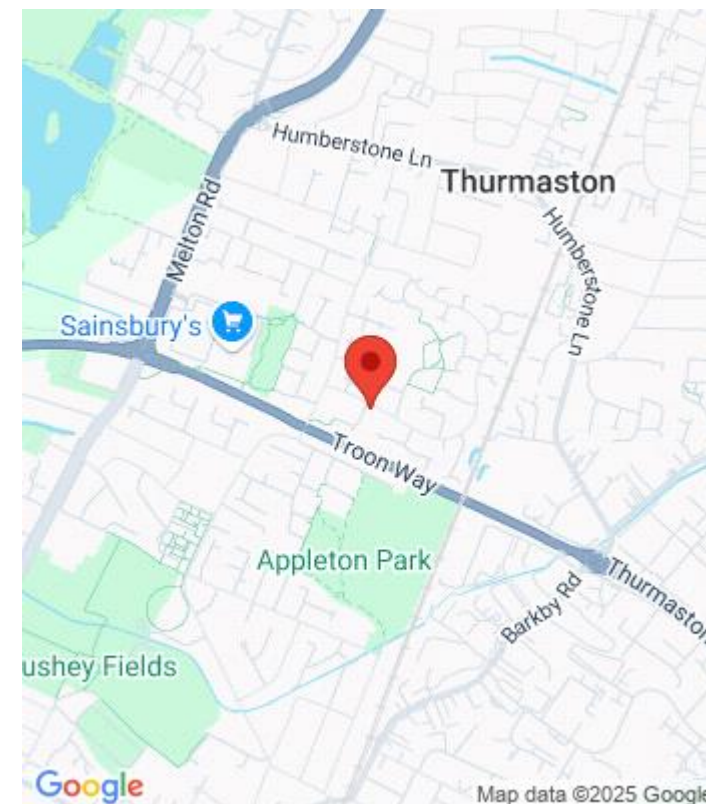
Deposit: £1,148.07


Holding Deposit: £229.61

Parking options: Driveway



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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

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.