

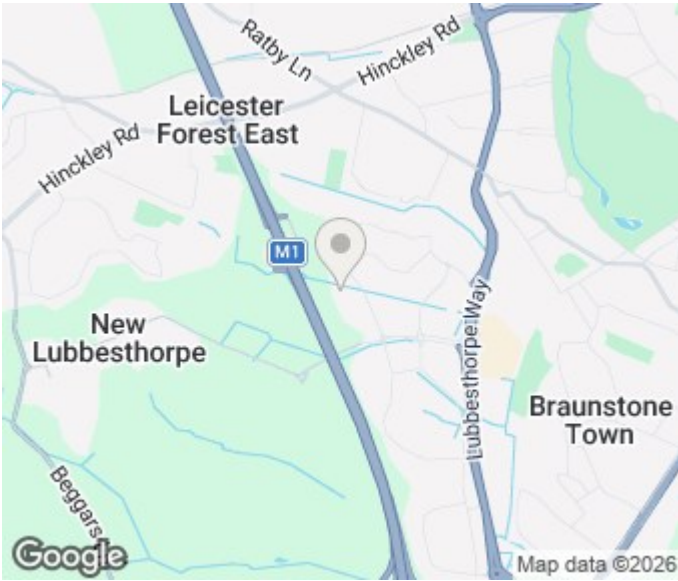


TUFFLEYS WAY, THORPE ASTLEY

£1,150 PER MONTH

A particularly well presented three bed roomed property with gas central heating and pvc double glazing, conveniently situated for the M1/M69 motorway. The accommodation comprises of entrance hall, downstairs cloakroom/wc, cloakroom cupboard, lounge/dining room with laminate floor and electric fire, conservatory and fitted modern kitchen with dishwasher, washing machine, fridge freezer and built in oven and hob. On the first floor bedroom two has fitted wardrobes, bedroom three has fitted wardrobes and there is also a family bathroom with shower mixer. On the second floor bedroom one has fitted bedroom furniture, there is a dressing room with fitted wardrobes and dressing table and an en-suite shower/wc with large shower cubicle. Outside there is a garden to the rear, a single garage and off road parking.

**MOORE
& YORK**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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