



## FAIRBOURNE ROAD, LEICESTER

£1,195 PER MONTH

A three bedroom, well presented, traditional semi-detached house situated within an established suburb of Leicester. This property has gas central heating, double glazing and is ideally placed for access to the City centre and M1/M69 motorway network at Junction 21. The accommodation comprises of entrance hall with polished wood floor and stairs off, generous through lounge / dining room with bay window to front and patio doors to rear and modern fitted kitchen with gas hob, electric oven and door to the side. The stairs and landing leads to three bedrooms and a bathroom / wc, fully tiled with shower over the bath.

Outside there is a paved forecourt to the front and a generous, mature rear garden with large patio and useful shed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	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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