

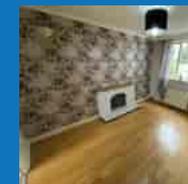
TO
LET



Frolesworth Road, Broughton Astley, Leicester LE9 6PF

£800 pcm

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PROPERTY DESCRIPTION

Perfect Starter Home! - With this two bed mid town house which has accommodation comprising, entrance area, lounge, fitted breakfast kitchen, first floor landing, two bedrooms and family bathroom. The property benefits from storage heaters, double glazed windows with off road parking to the front and garden to the rear. Early viewing is highly advised.

POINTS OF INTEREST

- *Mid Town House*
- *Two Bedrooms*
- *Lounge*
- *Fitted Breakfast Kitchen*
- *Bathroom*
- *ORP*
- *Gardens*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Area

UPVC double glazed door to the side aspect, laminate flooring and storage heater.

Lounge

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to the front aspect, stairs to first floor landing, laminate flooring and storage heater.

Fitted Breakfast Kitchen

11' 9" x 8' 11" (3.58m x 2.72m) Double glazed window to the rear aspect, door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, laminate flooring

First Floor

First Floor Landing

Loft access.

Bedroom One

9' 11" x 8' 6" (3.02m x 2.59m) Double glazed window to the front aspect, over stairs cupboard, built in airing cupboard and storage heater.

Bedroom Two

11' 1" x 5' 7" (3.38m x 1.70m) Double glazed window to the rear aspect and storage heater.

Bathroom

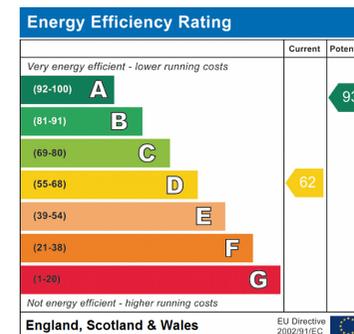
Double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and part tiled walls.

Outside

To the front of the property there is off road parking. To the rear of the property there is a garden area with rear access.

Additional Notes:

Council tax band B (Harborough District Council)
Standard Brick Construction / Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of





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