ADAMS & JONES

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Service without compromise

7 Wards End, Leicester, LE2 5AQ

£1,150 Per Calendar Month

Ideally located for easy access to Oadby and Leicester City Centre is this well presented and spacious mid terrace home.

The recently re-decorated accommodation benefits from a gas central heating system, with virtually new boiler, and double glazing. On the ground floor is an open plan living area and kitchen (28'4" x 12'6" max.) and a cloakroom/WC. the first floor has three good sized bedrooms and a family bathroom with separate bath and shower cubicle.

The private rear garden has been designed for easy maintenance and there is hard standing at the front of the house for two cars.

The property is offered unfurnished and is available Late December

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Open Plan Living Room & Kitchen Area

Kitchen Area 12'4" x 9'1" (3.76m x 2.77m)

Accessed via opaque double-glazed composite front door. Wood laminate flooring. Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Stainless steel single sink and drainer. Space and plumbing for automatic washing machine. Double-glazed window to the front elevation. Radiator. Opening to stairs rise in to the first floor. Door to cloakroom/wc. Opening to living room area.

Cloakroom/WC

Pedestal wash hand basin. Low level wc. Radiator. Wall mounted gas fired combination central heating boiler. Wood laminate flooring.

Living Room Area 15'7" x 12'6" max (4.75m x 3.81m max)

Wood laminate flooring. Two radiators. Double-glazed French doors opening out to the rear garden. Double-glazed window to the rear elevation. Television point. Telephone point. Understairs storage cupboard.

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First Floor Landing

Timber balustrade. Doors to rooms.

Bedroom One 12'6" x 10'0" plus shelved recess (3.81m x 3.05m plus shelved recess)

Two double-glazed windows to the front elevation. Radiator. Television point.

Bedroom Two 9'9" min x 9'9" (2.97m min x 2.97m)

Two double-glazed windows to the front elevation. Radiator. Telephone point.

Bedroom Three 8'8" x 6'5" (2.64m x 1.96m)

Double-glazed window to the front elevation. Radiator. Telephone point.

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Bathroom

Tiled shower cubicle with main shower fitment. Panelled bath with shower attachment. Pedestal wash hand basin. Low level wc. Complimentary tiling. Tiled affect vinyl flooring. Electric shaver point. Radiator. Fitted shelving.

Outside

To the front of the property is block paved parking for two cars. Gated side pedestrian access to the rear garden. The rear garden is mainly paved and gravelled for easy maintenance. Private and enclosed by high wall and fencing. Timber garden store.

Additional Information

Council tax band B
Holding Deposit based on £1150 rent per calendar month amounting to £265
Damage deposit based on £1150 per calendar month amounting to £1326

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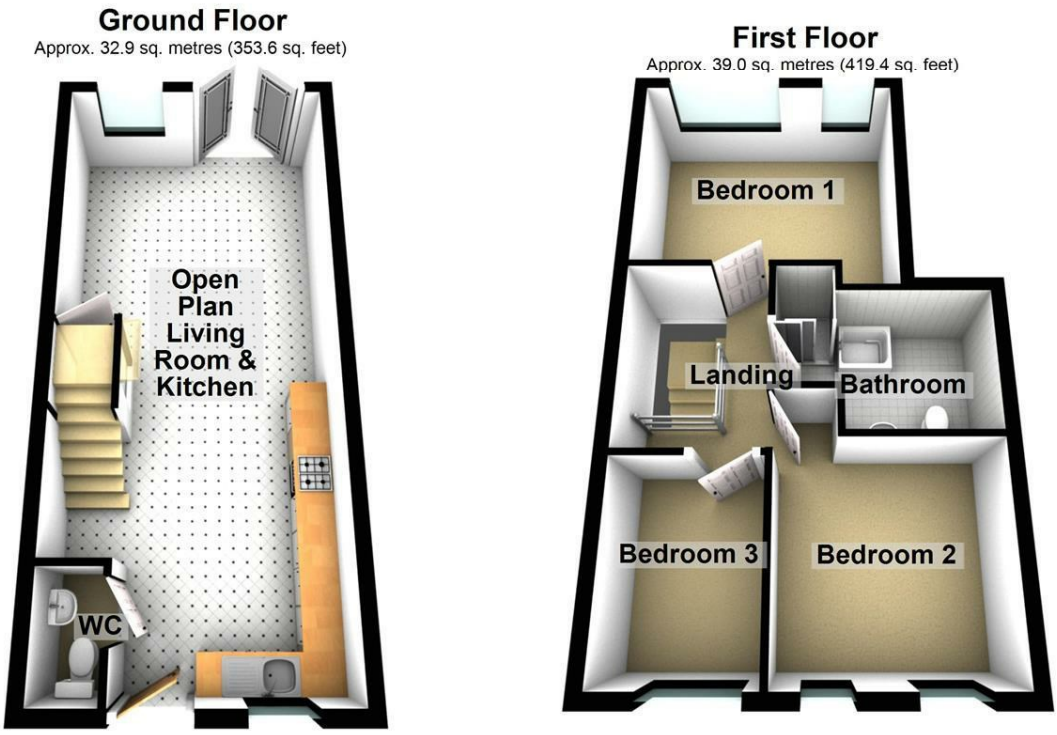
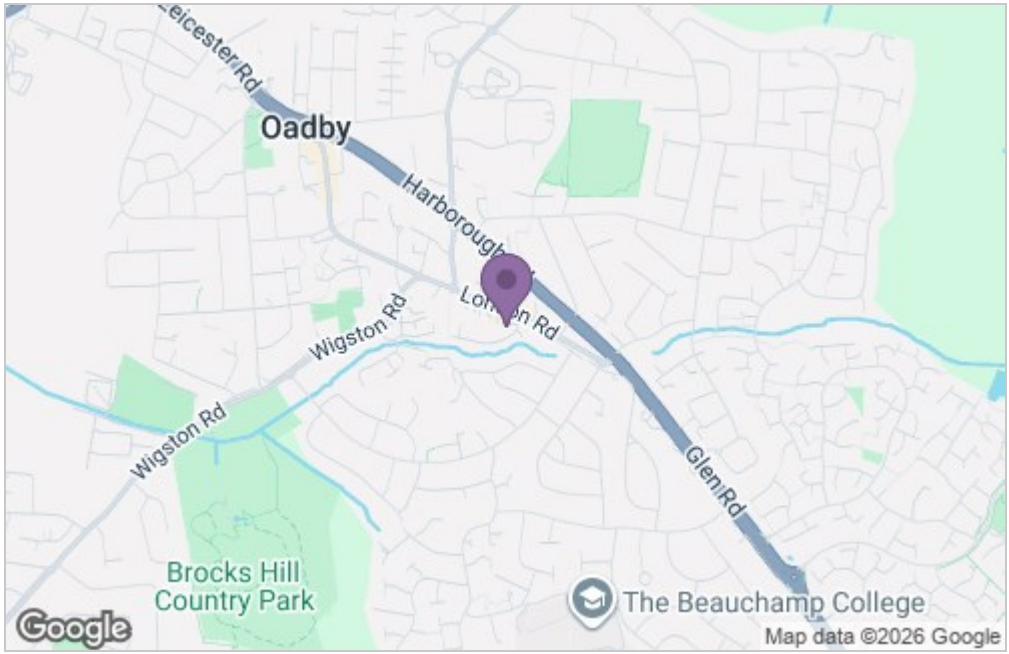
Floor Plan

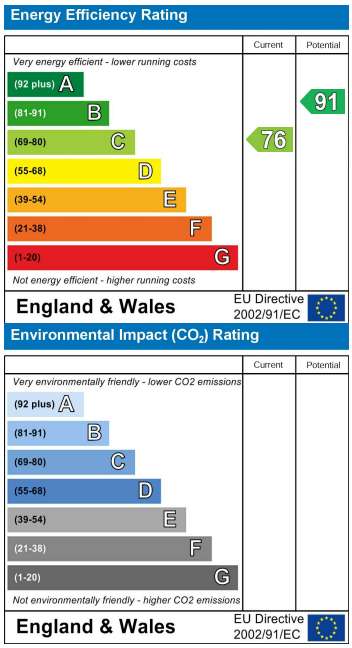


Total area: approx. 71.8 sq. metres (773.0 sq. feet)

Area Map



Energy Efficiency Graph



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