



Balfour Street,
Leicester, Leicester, LE3 5EA
£750 PCM



Newton Fallowell presents a three bedroom terraced property located in Woodgate, LE3.
Benefiting from gas central heating, double glazing, rear yard.
Offered on an unfurnished basis.
Available 8th February 2022.

12 month tenancy term / EPC rating D / Council tax band A -
Leicester City Council / Rent £750 / Deposit £750

ACCOMMODATION

RECEPTION ROOM ONE

RECEPTION ROOM TWO

KITCHEN

STAIRS AND LANDING

BEDROOM ONE

BEDROOM TWO


BATHROOM


BEDROOM THREE

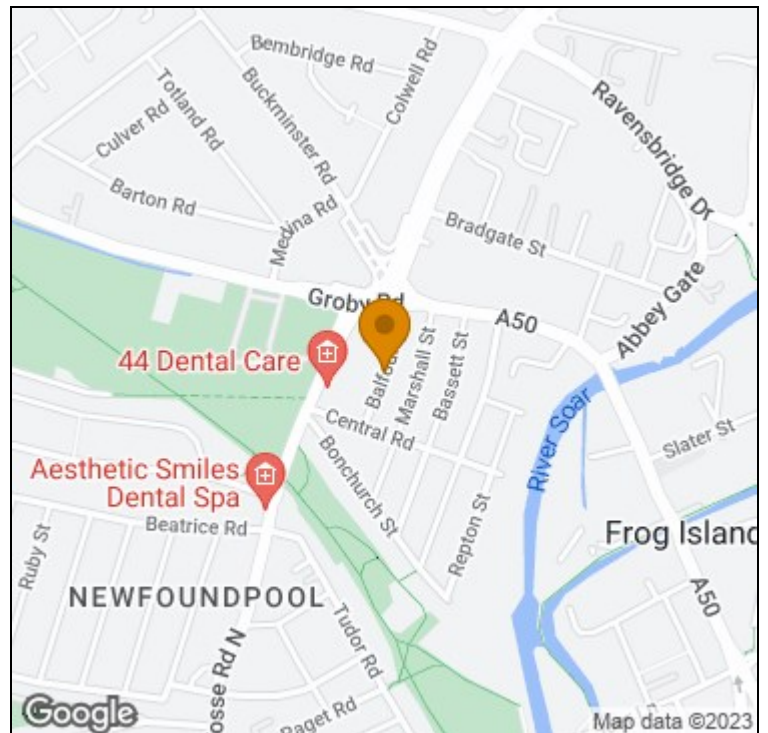
REAR YARD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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