



Raymond Road , Leicester, LE3 2AS

**MONTHLY RENTAL £900**

- Available Now
- Two Bedrooms
- On street parking (permit required)
- New Carpets

- EER: G
- Two Bathrooms
- Rear Garden
- Close to all amenities

## Property Description

Well-presented two-bed terrace located in the popular West End. The property comprises a SEPARATE LIVING ROOM and LOUNGE/DINER ROOM a NEW FITTED KITCHEN, TWO DOUBLE BEDROOMS, a FITTED BATHROOM and GROUND FLOOR SHOWER ROOM and a large well kept enclosed rear yard. Currently being refurbished, available to view now. Gas central heating and PVCu double glazing throughout.

The deposit required is £1,035

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.