



Curzon Avenue, , Birstall, Leicester, LE4 4AD

£1,300 pcm

- **Unfurnished**
- **Great Location**
- **Recently
Refurbished**
- **Driveway**
- **Single Garage**
- **Large Garden**
- **Appliances not
included**
- **Available Now**

Hall & Home are delighted to bring to the market this detached, corner property with wrap around garden and offering plenty of space including 3 double bedrooms.

The accommodation briefly comprises of an entrance porch, with access to the spacious interior entrance hall with downstairs WC. There are two reception rooms, both with dual aspect windows offering plenty of light.

The modern, fitted kitchen overlooks the garden and has the back door leading to the outdoor space. Upstairs there are three good proportioned bedrooms and a family bathroom.

Offered to the market on an unfurnished basis and available immediately.

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

[[MapPhotos.Photo.StorageKey]:GetDBImage()]

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A)			(92- A)		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	