



Swinford Avenue, , Leicester, LE2 9RW

- Available now
- Kitchen
- Bathroom
- Local shops, Schools and Amenities
- Gardens to front and rear
- Spacious Lounge
- Three well proportioned bedrooms
- Gas central heating and double glazing
- Good road and public transport links to the City
- New bathroom

£1,100 Per Month



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DESCRIPTION

Available to rent now is this lovely example of a mid-townhouse, which boasts three well-proportioned bedrooms, providing ample space for comfortable living. The spacious lounge invites you to relax and unwind, while the fitted kitchen is perfect for preparing meals and entertaining guests.

The house features a modern bathroom, ensuring convenience and ease for daily routines. Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for gardening or enjoying the fresh air. The property benefits from being recently redecorated and new carpets fitted, the home is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Situated in a popular area of Leicester, you will find local shops, schools, and various amenities just a stone's throw away. Excellent public transport and road links provide easy access to the city centre, motorways, and the popular Fosse Park retail outlet, making this location both practical and desirable.

To find out more contact your local Hunters estate agents Wigston to arrange your viewing.





Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

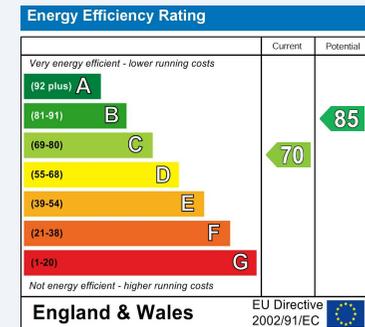
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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