



Leigh Road,

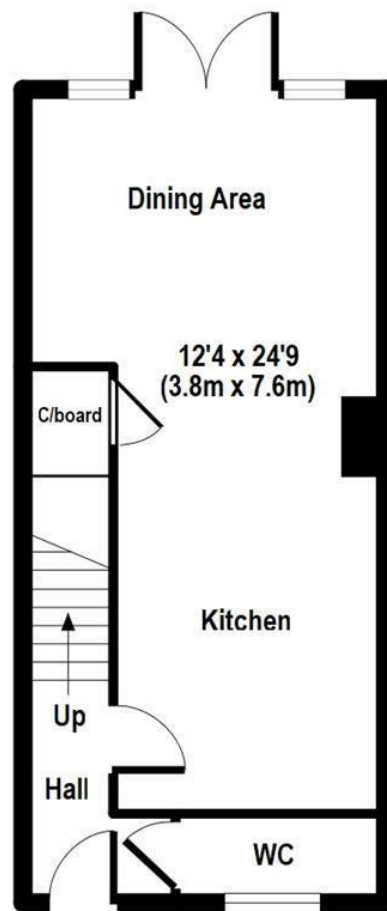
THREE/FOUR BEDROOM TOWN HOUSE LOCATED ON THE POPULAR GREAT EASTHALL DEVELOPMENT. Lamborn and Hill Estate Agents are delighted to bring to the Lettings market this well presented property which is available immediately. The accommodation is laid out over three floor and comprises of Entrance Hallway, Downstairs Cloakroom, Fitted Kitchen which is open plan to a Family Room. To the first floor there is one Bedroom, Family Bathroom and the Lounge which if required could be used as the fourth Bedroom. To the 2nd floor there are another two double Bedrooms both with En-Suite Shower Rooms. Externally there is a small rear garden, and the garage is situated in a block of four accessible via the rear garden. This property is presented in a superb condition and to arrange your viewing appointment please call the office.

£1,250 PCM

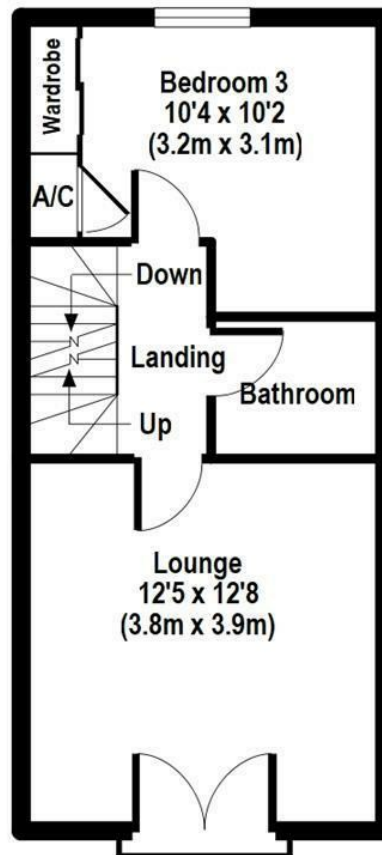
- Town House Property Located in Great Easthall
- Three/Four Bedrooms
- Open Plan Kitchen to Family Room
- Downstairs Cloakroom
- Two Ensuite and Family Bathroom
- Garage
- Fitted with fitted Appliances
- Available Immediately
- EPC Rating - C (72)



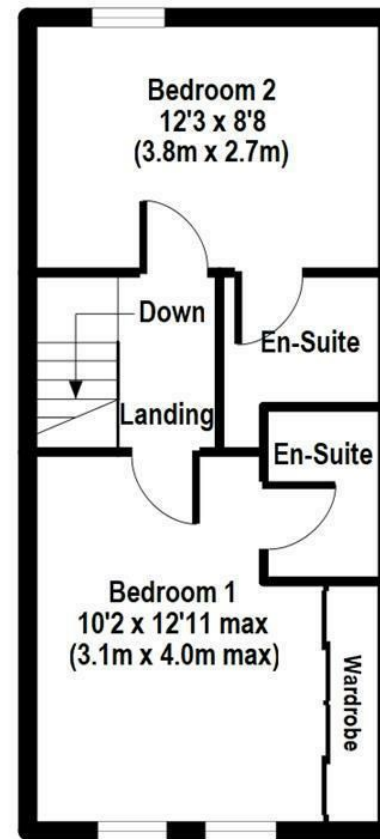




Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 1032 sq. ft / 96 sq. m

Leigh Road

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.