



**Hamilton Street, Leicester
Leicestershire LE2 1FP**

£780

STUDENT ONLY LET (must rent house as a group of sharers)

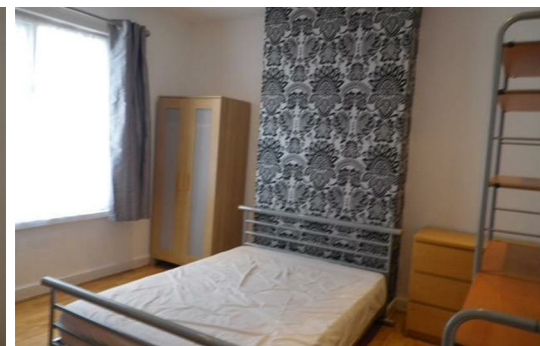
this is a lovely 3 bedroom house just off London Road. Fully furnished to a high standard. All rooms are double. The shower is a powerful run off the boiler. There is a spare room for guests and can be used for storage.

There are plenty of bars and restaurants within walking distance.

It is 10 minutes away from the University of Leicester and the railway station.

Viewing is highly recommended.

Please call to arrange a viewing. Viewings are available at weekends.





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			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	