

AVAILABLE



House - Townhouse

# PEARSON AVENUE LEICESTER LE4 5JE

## £1,100 PCM

### FEATURES

- 3 BEDROOMS
- 2 W/Cs
- PRIME LOCATION
- LARGE GARDEN
- ALLOCATED PARKING
- LOCAL AMENITIES



 **SETHS**

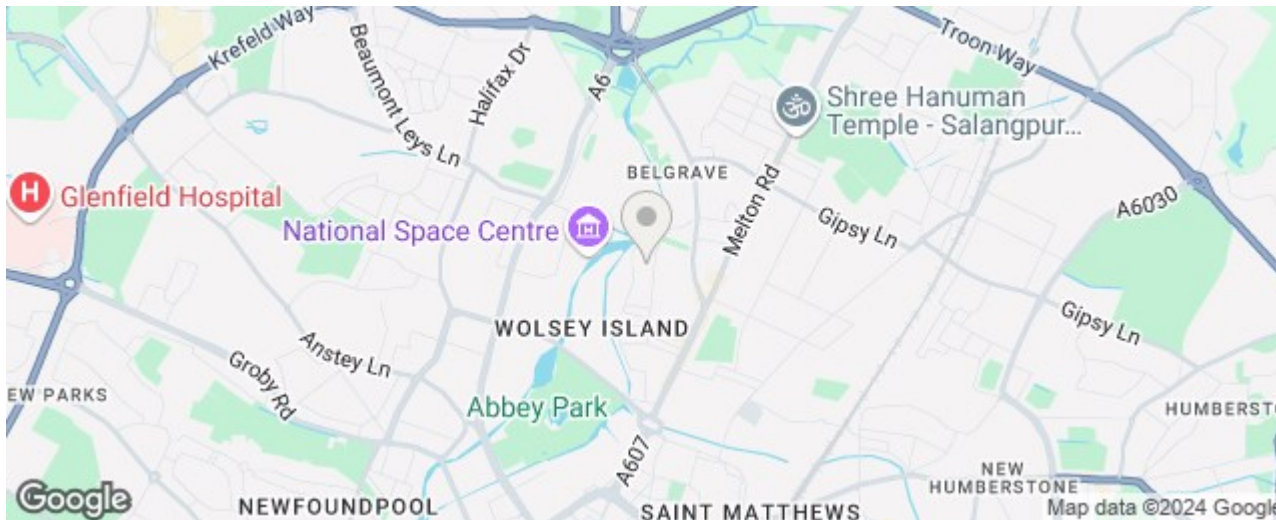
# 3 Bedroom House - Townhouse located in Leicester

Seths are proud to market this beautiful 3 Bedroom property in the sought after area of Belgrave, Leicester.

Briefly, the property comprises of a Large Lounge followed by a well presented kitchen with integrated Cooker. Large Garden to the rear. On the first floor there is 3 good sized bedrooms and Family Bathroom.

The property benefits from Double Glazing throughout and Gas Central Heating. Allocated Parking also included and the Property is provided Fully Furnished.

Rent: £1150PCM  
 Security Deposit: £1325  
 Tenancy Length: 6 or 12 Months  
 Council Tax Band: B



Call us on  
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**Council Tax Band**  
**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

