

AVAILABLE



House - Terraced

CLIFFORD STREET LEICESTER LE18 4SJ

£1,100 PCM

FEATURES

- 3 Bedroom House
- Fitted Kitchen
- Shower Cubicle and Separate Bath
- Double Glazing
- Open Plan Lounge and Dining Room
- Fitted Bathroom
- Gas Central Heating
- Close to Local Shops



 **SETHS**

3 Bedroom House - Terraced located in Leicester

Seths are proud to market this Beautiful Larger than Average 3 Bedroom property located on Clifford Street, Wigston. The property is close to Local Shops and Amenities and has excelled Transport Links.

The property opens into a Spacious Hallway which provides access to the Open Plan Lounge and Dining Area. In between the Dining Area and Kitchen is ample storage. The Kitchen consists of Fitted Wall Units and Base Units with Worktops. There is a Gas Cooker with an Extractor Fan and Hood over. Leading on from the Kitchen is an outside Utility/Conservatory area with a Downstairs Toilet.

On the First Floor are 3 Bedrooms. The Largest Bedroom benefits from a Unique Dressing Area within the Bedroom. There is also a Beautiful Fitted Bathroom inclusive of a Bath, Shower Cubicle, Wash Basin and W.C.

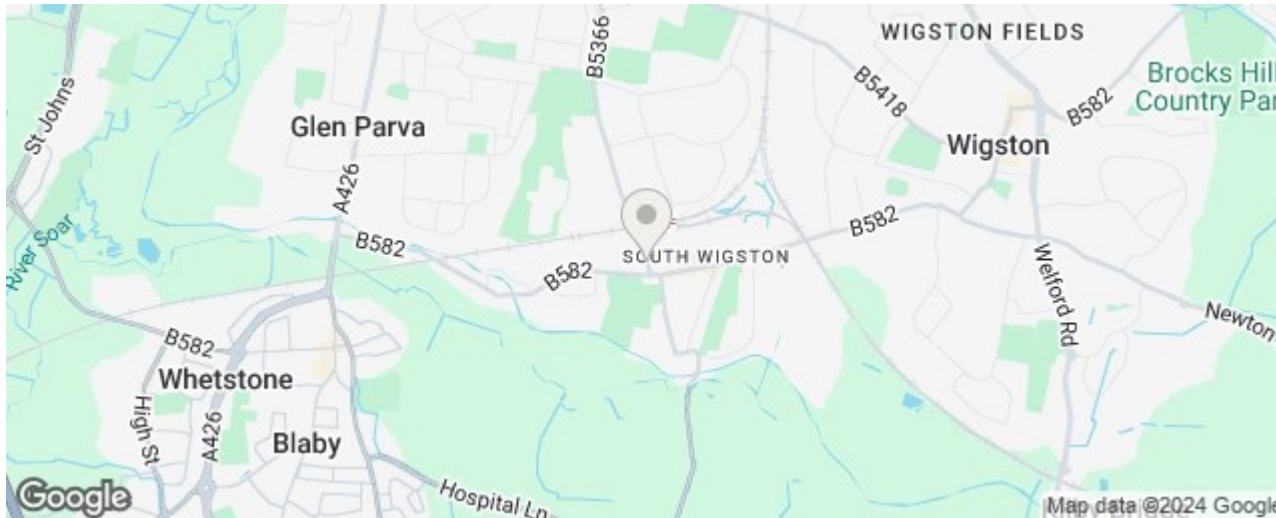
The property benefits from Gas Central Heating and Double Glazing throughout. There is a Spacious Garden to the Rear of the Property.

Rent: £1100PCM

Security Deposit: £1265

Tenancy Length: 6 or 12 Months

Council Tax Band: B



Call us on

0116 266 9977

let@seths.co.uk

www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

