



AVAILABLE

House - Townhouse

# MELBOURNE ROAD LEICESTER LE2 0GU

## £1,200 PCM

### FEATURES

- 4 Bedrooms
- Kitchen
- Bathroom
- Electric Heating
- Lounge
- Redecorated
- uPVC Double Glazing
- Electric Cooker



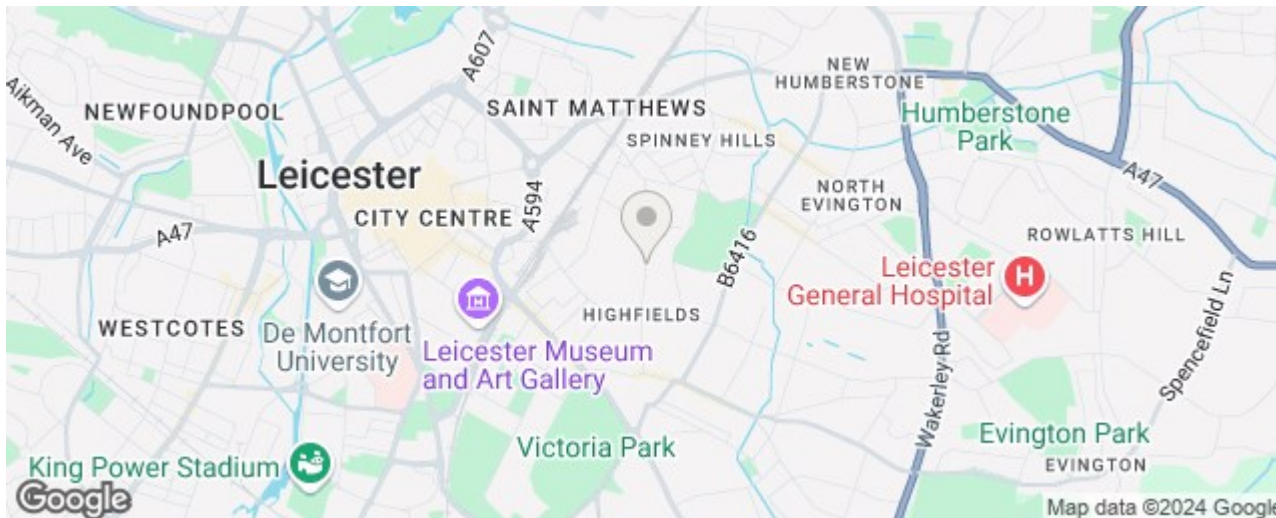
 **SETHS**

# 4 Bedroom House - Townhouse located in Leicester

This newly redecorated, spacious 4-bedroom property is situated in the sought-after Highfields area. The accommodation includes four bedrooms, a lounge, a cloakroom, a generously sized kitchen-diner, a fitted bathroom, and a separate WC.

The property features uPVC double-glazed windows, electric heating, and enjoys a prime location near local amenities, schools, religious facilities, and direct transport links to the City Centre. Company lets are welcome.

Rent: £1200  
 Security Deposit: £1380  
 Tenancy Length: 12 Months  
 Council Tax Band: B



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 0116 266 9977

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Council Tax Band  
**B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

