AVAILABLE

ROTHERBY AVENUE LEICESTER LE4 6HA

£1,150 PCM

FEATURES

- 3 Bedroom House
- Detached House
- Lounge
- Kitchen
- Brick Built Outhouse
- Gas Central Heating
- Driveway
- Carport

3 1 1 C

SETHS

3 Bedroom House - Detached located in Leicester

Seth's are proud to market this well presented Three Bedroom Detached home situated in the vibrant Belgrave area.

Upon entering the property you are welcomed by the spacious lounge. Beyond this is
the Fitted Kitchen with an Integrated Electric Hob and Electric Oven and partial tiling. The Kitchen also benefits from a Washing Machine, Wall and Base units with Worktops Over and a Sink.
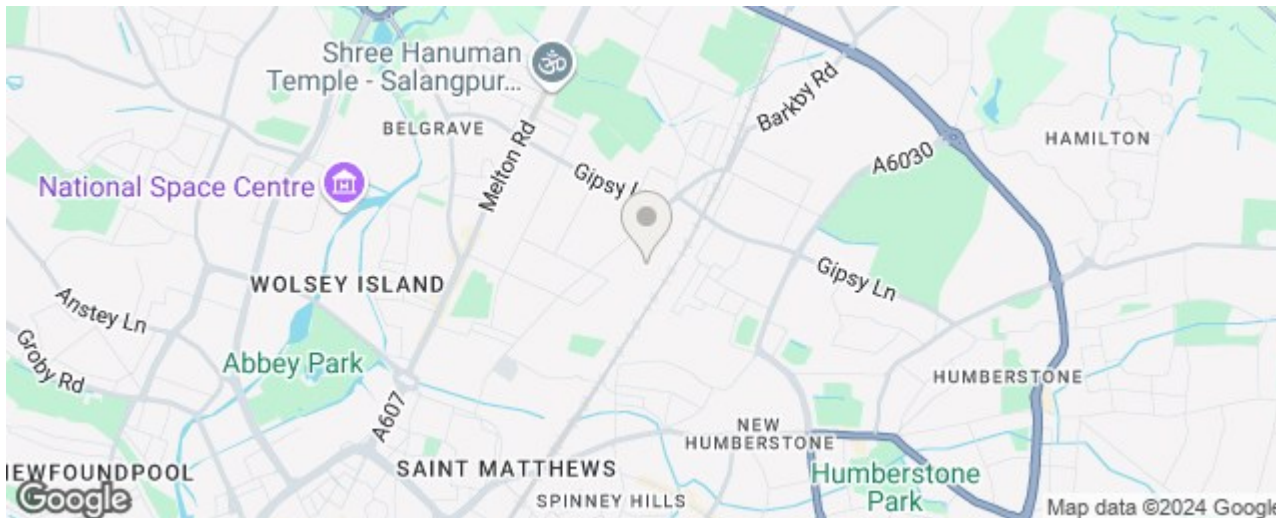
On the first floor there are carpets leading to the Three bedrooms, and at the end of the Landing there is a Fitted Bathroom inclusive of a Bath, Wash Basin, Extractor and W.C which consists of Tiling.

Towards the rear of the property there is a Garden which is mainly Turf and Slab. At the front of the property holds a Driveway for two cars.

The whole property benefits from Gas Central Heating and new Double Glazing throughout. The property also benefits from a Brick Built Outhouse.

This is a great location for individuals who aspire to be local to the City Centre and fantastic Transport Links.
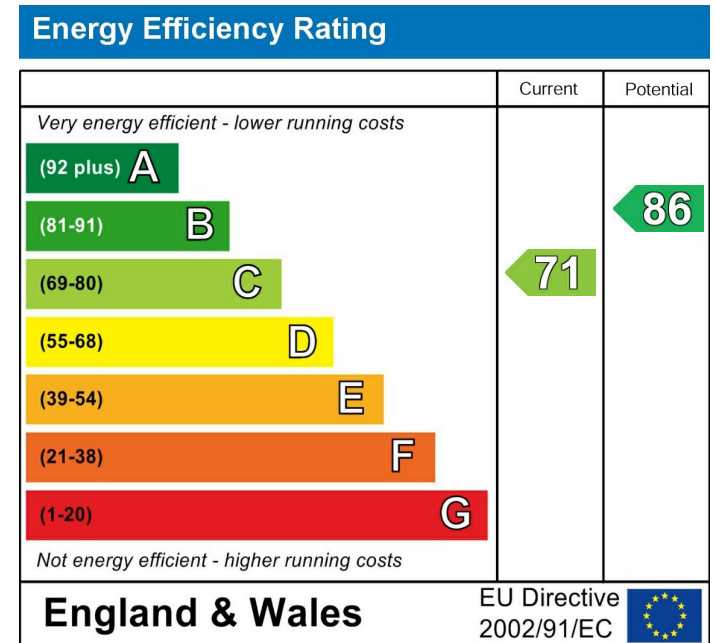
Rent: £1150PCM
Security Deposit: £1325
Tenancy Length: 6/ 12 Months
Council Tax Band: C

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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

SETHS