

LET AGREED



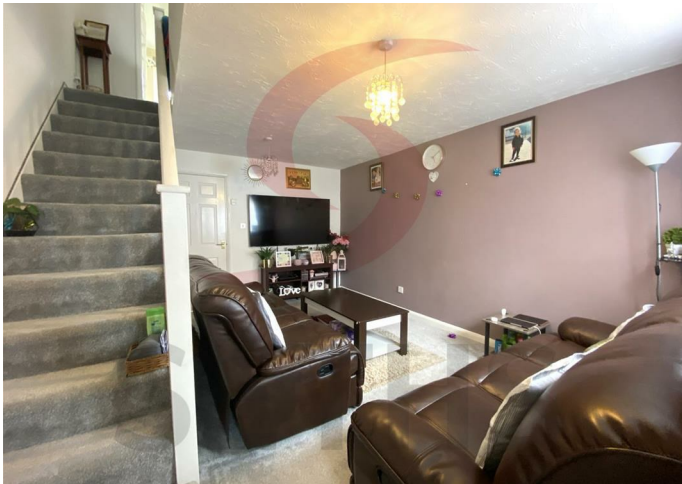
House - Semi-Detached

BURDOCK CLOSE LEICESTER LE5 1UJ

£975 PCM

FEATURES

- 2 Bedrooms
- Local Schools and Shops
- Kitchen Diner
- November 2024 Move In
- Ample Off Road Parking
- Spacious Garden
- Large Master Bedroom
- Walking Distance to Tesco's Hamilton



 **SETHS**

2 Bedroom House - Semi-Detached located in Leicester

Seths are proud to Market this 2 Bedroom Semi- Detached Property located on Burdock Close, in the Hamilton area.

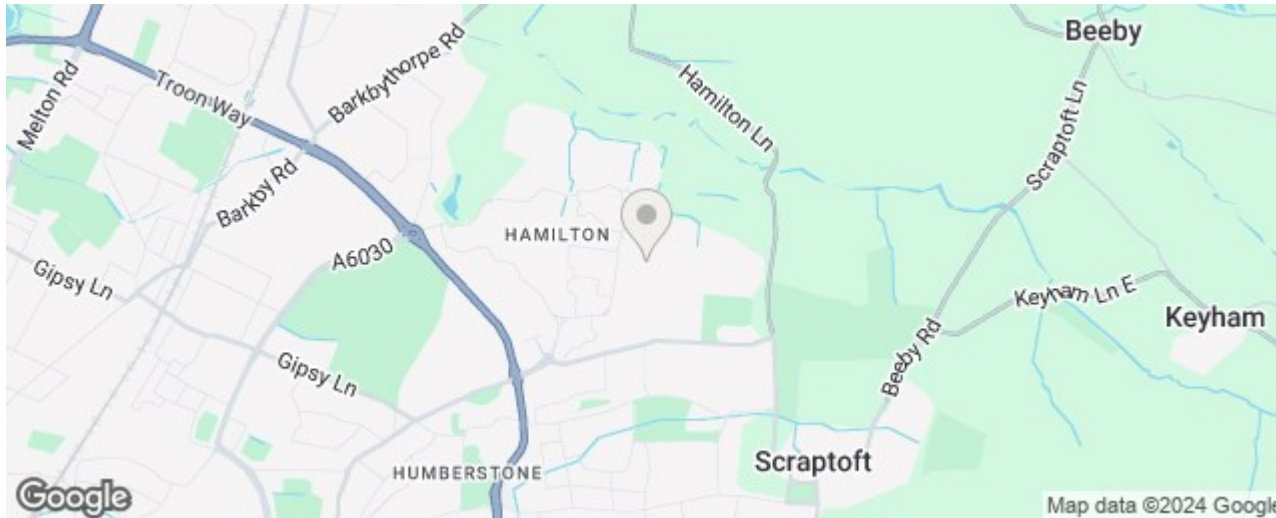
This Family Home benefits from New Flooring being installed throughout and a Spacious Garden

Upon entering the property, there is an Entrance Porch providing access to the Downstairs Lounge and Fitted Kitchen. The Kitchen consists of Wall and Base Units with Worktops Over, Sink and Gas Cooker.

On the First Floor, there are 2 Spacious Bedrooms and a Bathroom. The Bathroom is partially tiled and benefits from a Bath with Shower Over, Wash Basin and W.C.

The property benefits from Double Glazing with a Driveway to the Front for 2 cars and a Garden to the rear.

Rent: £975 PCM
 Security Deposit: £1125.00
 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.

