

AVAILABLE



House - Semi-Detached

# LOCKE AVENUE LEICESTER LE4 7RZ

## £1,250 PCM

### FEATURES

- 3 Bedroom House
- Lounge/Dining Area
- Fitted Bathroom
- Close to Local Shops
- Semi-Detached
- Fitted Kitchen
- Gas Central Heating
- Furnished



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this Beautiful 3 Bedroom House in a sought after location just off of Jacklin Drive, Rushey Mead.

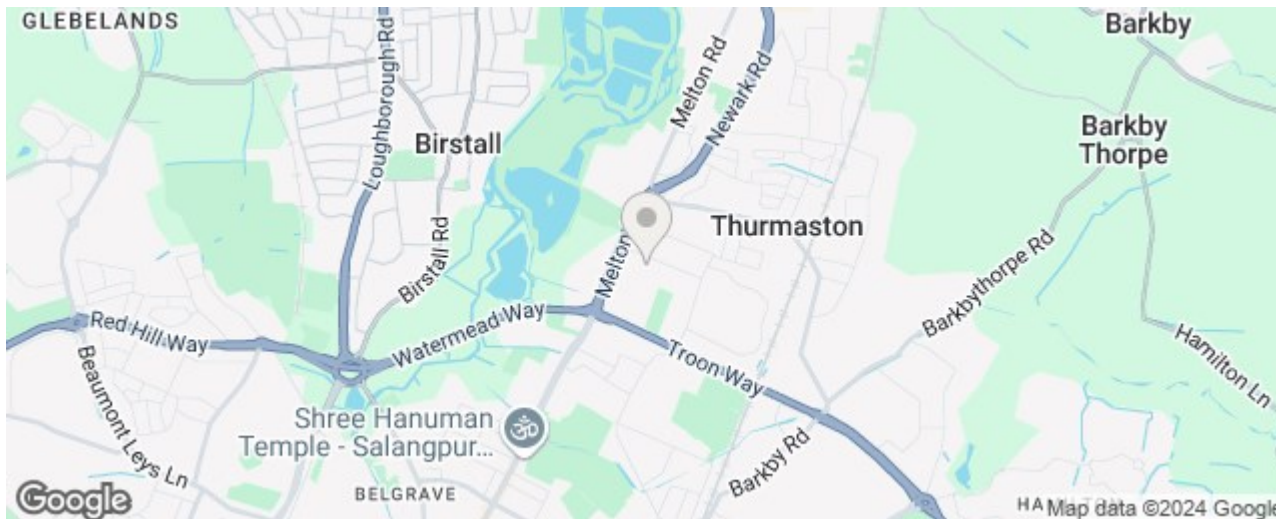
The property opens into a Porch Area, which in turn provides access to the Spacious Lounge/Dining Area. Also on the Ground Floor is a Fitted Kitchen inclusive of Wall and Base Units with Worktops Over, an Integrated Gas Hob and Electric Oven. There is also a Storage Area within the Kitchen.

On the First Floor, there are 3 Bedrooms, inclusive of Fitted Cupboards and a Family Bathroom. The Bathroom Benefits from Wall and Floor Tiling as well as a Bath and separate Shower Cubicle. There is also a Toilet and W.C. within the Bathroom.

The property benefits from Gas Central Heating and Double Glazing throughout. There is a Garden to the Rear of the Property and a Driveway to the Front. There is also a Storage Area to the side of the Property.

Garage NOT included.

Rent: £1250 PCM  
 Security Deposit: £1,440.00  
 Tenancy Length: 12 Months  
 Council Tax Band: C



Call us on  
 0116 266 9977

let@seths.co.uk  
 www.seths.co.uk

Council Tax Band  
 C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	87
(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.

