

AVAILABLE



House - Semi-Detached

# WELFORD ROAD LEICESTER LE2 6FQ

## £1,500 Per Month

### FEATURES

- 4 Bedroom House
- Downstairs Bedroom
- Fitted Kitchen
- Seperate W.C.
- Semi-Detached House
- 2 Reception Rooms
- Bathroom
- Double Glazing



 **SETHS**

# 4 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this 4 Bedroom Semi-Detached House on Welford Road in Knighton, Leicester.

The property is located on the popular Welford Road, providing easy links to Oadby, Wigston and Leicester City Centre. There is also a Doctors Surgery next to the House.

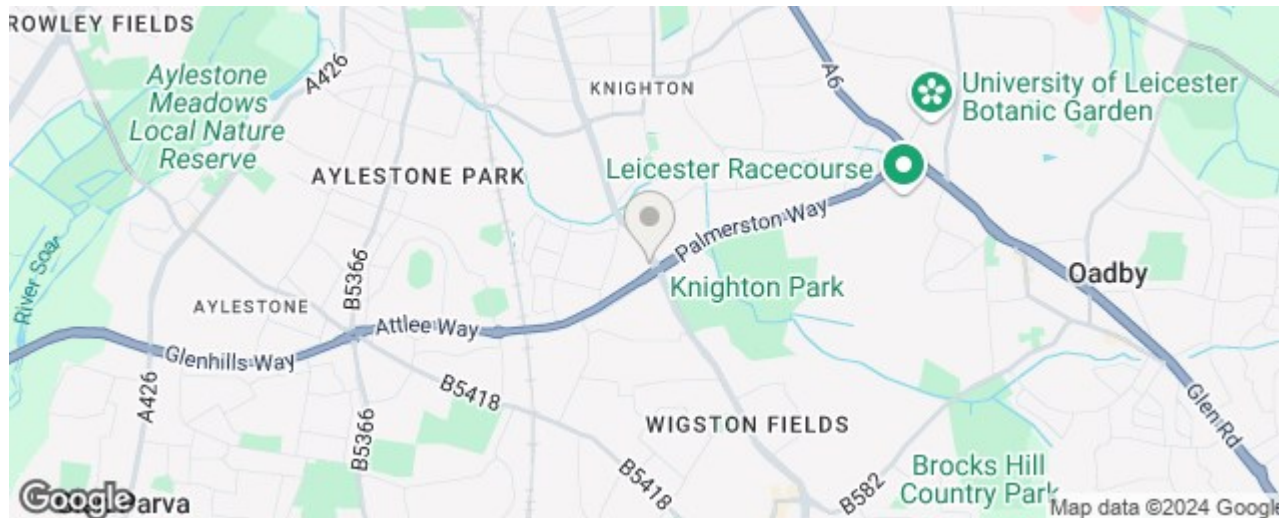
Upon entering the property is a Hallway which provides access to 2 Reception Rooms, Bedroom 4 and the Fitted Kitchen.

The Fitted Kitchen consists of Wall and Base Units with Worktops Over, Sink and an Integrated Gas Hob with Electric Oven below.

On the First Floor, there are 3 Bedrooms and a Fitted Bathroom and separate W.C. The Fitted Bathroom has a Bath and separate Shower Cubicle.

To the rear of the Property is a Garden and there is a Driveway to the Front for 2 cars. The property benefits from Gas Central Heating and Double Glazing throughout.

Rent: £1500PCM  
 Security Deposit: £1730  
 Tenancy Length: 6 Months  
 Council Tax: C



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Council Tax Band  
**C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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.

