

AVAILABLE



House - Semi-Detached

# COLUMBINE ROAD LEICESTER LE5 1UG

## £1,000 Per Month

### FEATURES

- 2 Bedroom House
- Lounge/Dining Room
- Fitted Bathroom
- Garden
- Semi Detached
- Fitted Kitchen
- Driveway
- Double Glazing



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this 2 Bedroom Semi-Detached House on Columbine Road, in the Hamilton Area of Leicester.

Upon entering the property is a Entrance Hall, which provides access to the Downstairs Lounge/Diner and Fitted Kitchen. The Kitchen comprises of Wall and Base Units with Worktops Over, Sink, Integrated Gas Hob and an Electric Oven.

On the First Floor, there are 2 Bedrooms and a Fitted Shower Room, inclusive of a Shower Cubicle, Wash Basin and W.C.

The property benefits from Gas Central Heating and Double Glazing throughout.

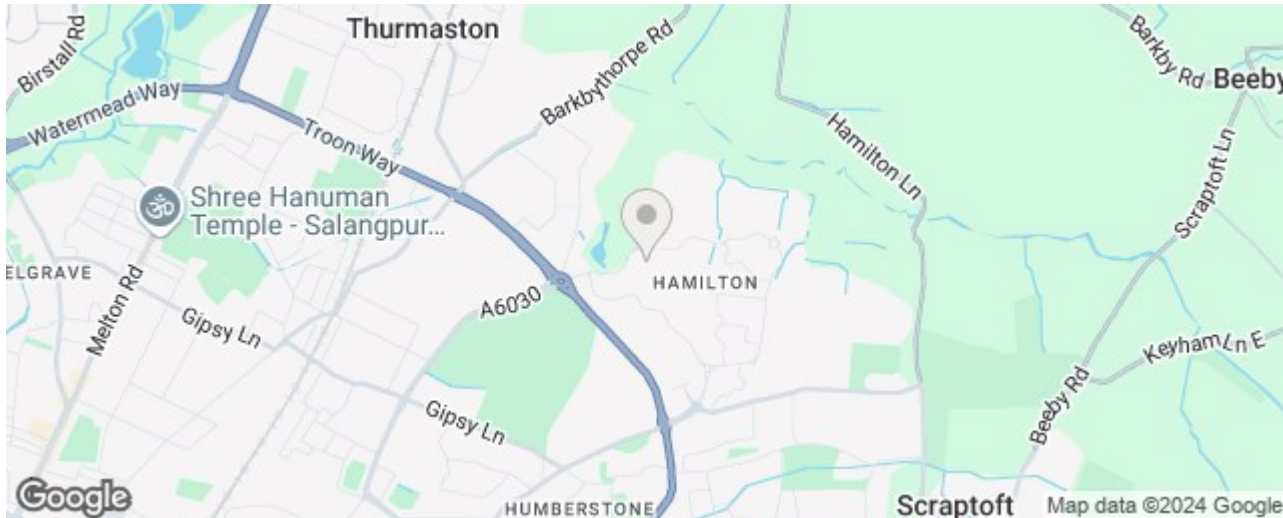
There is a Driveway to the side of the property.

Rent: £1000PCM

Security Deposit: £1150

Tenancy Length: 6 or 12 Months

Council Tax Band: B



Call us on

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www.seths.co.uk

Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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.

