

AVAILABLE



House - Semi-Detached

HAWTHORN AVENUE LEICESTER LE4 4HJ

£1,250 PCM

FEATURES

- 3 Bedroom
- New Kitchen
- Amazing Condition
- Garage
- Semi-Detached
- New Bathroom
- Driveway
- Large Garden



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this completely NEWLY REFURBISHED 3 Bedroom Semi-Detached House in AMAZING CONDITION on Hawthorn Avenue, Birstall.

The property opens into a Hallway, which provides access to the Spacious Through Lounge. Also on the Ground Floor is a NEW FITTED KITCHEN inclusive of Wall and Base Units with Worktops, and an integrated Gas Hob and Electric Oven. There is a Ground Floor Downstairs Cloakroom consisting of a W.C. and Wash Basin.

On the First Floor are 3 Bedrooms and a Family Bathroom inclusive of Bath with Shower Over (Thermostatic and Electric Shower), Wash Basin and W.C.

To the Rear of the Property is a Spacious Garden. There is also a Driveway and a Garage. The property benefits from Gas Central Heating and Double Glazing throughout.

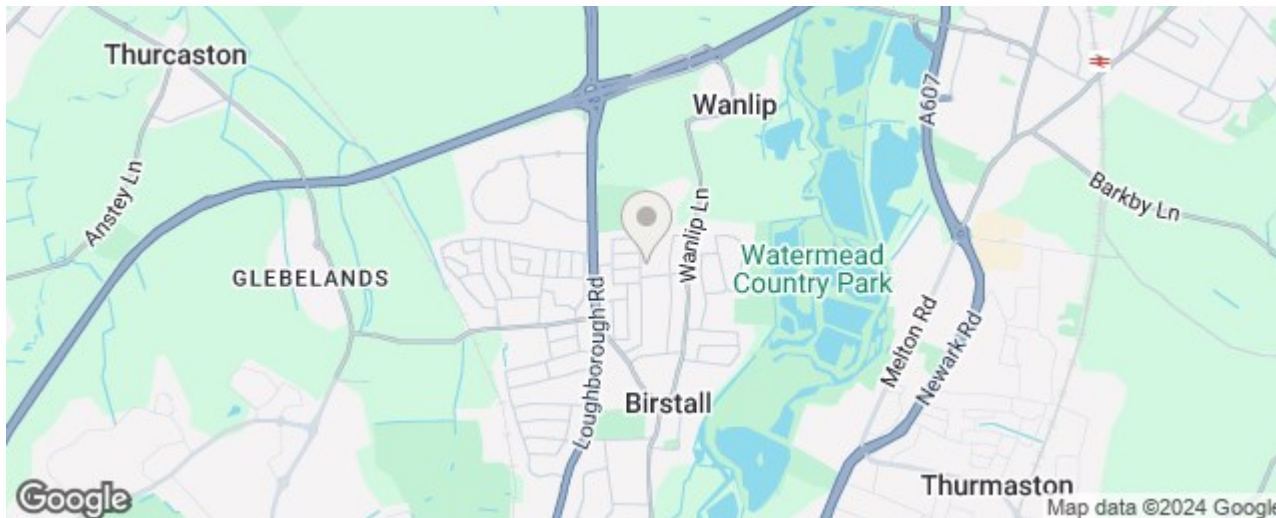
*** EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT ***

Rent: £1250.00 PCM

Security Deposit: £1440.00

Tenancy Length: 6 or 12 Months

Council Tax Band: C



Call us on

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www.seths.co.uk

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(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.