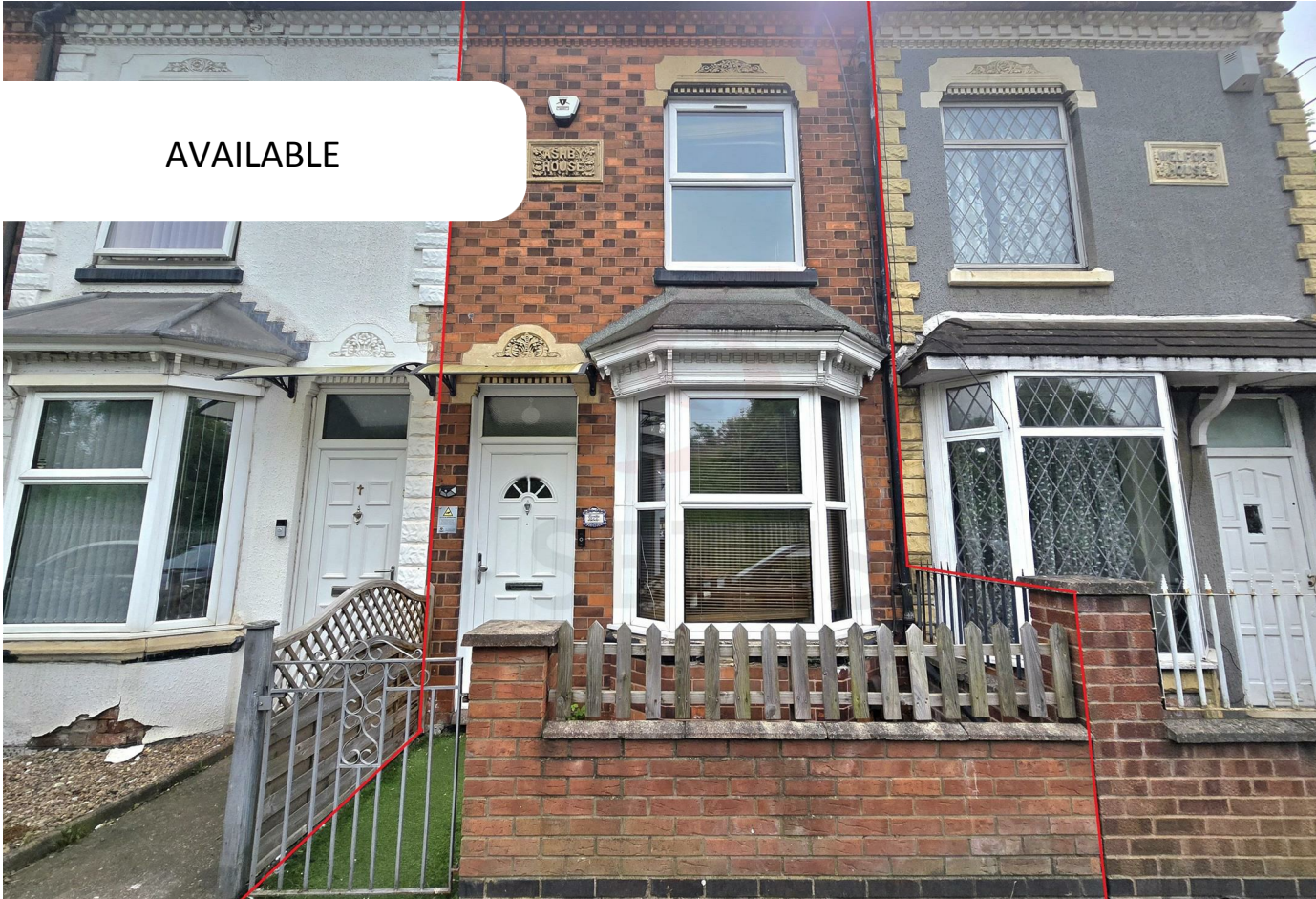


AVAILABLE



House - Terraced

BARKBY ROAD LEICESTER LE4 9LG

£1,225 Per Month

FEATURES

- 3 Bedroom House
- Fitted Kitchen
- Downstairs Bedroom
- Shower Room
- Mid-Terraced
- Downstairs Wet Room
- Upstairs Utility Room
- Gas Central Heating



 **SETHS**

3 Bedroom House - Terraced located in Leicester

Seths are proud to market this 3 Bedroom Mid-Terraced House on Barkby Road close to Rushey Mead and Northfields in Leicester.

The property is ideally located with easy access to Local Shops and Amenities.

Upon entering the property, there is an Open Plan Lounge and Dining Area. Leading on from the Dining Area is the Fitted Kitchen inclusive of Wall and Base Units with Worktops Over, Mable Floor Tiling and Tiled Splash Back, Sink and Integrated Gas Hob with Extractor Hood Over and an Integrated Electric Oven.

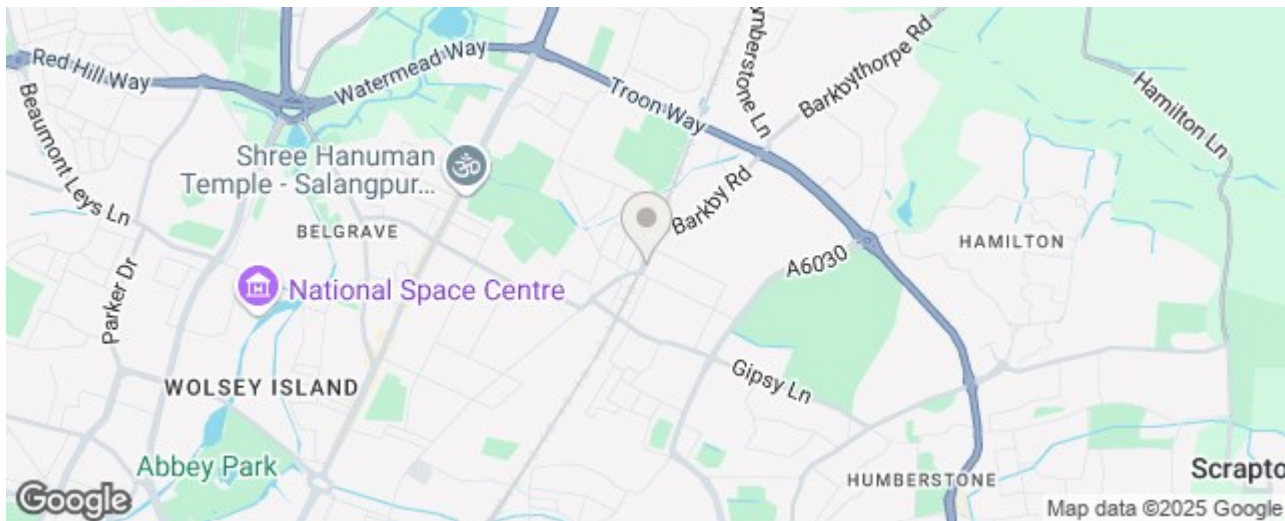
Just after the Kitchen is a Wet Room, inclusive of a Shower, Wash Basin and W.C. Behind the Wet Room is a Downstairs Bedroom.

On the First Floor, there are 2 Bedrooms, a Utility Area with facilities for a Washing Machine and Dryer and a Fitted Shower Room, inclusive of a Shower Cubicle, Wash Basin and W.C.

The property benefits from Double Glazing and Gas Central Heating throughout and has a Garden to the Rear.

List of Furniture Included: Sofa, Dining Table, 1 Single Bed with New Mattress, 1 King Size Bed Frame, Chest of Drawers, Washing Machine and Refrigerator. Should any issues arise with these appliances, the Landlord will not repair/replace them.

Rent: £1225PCM
 Security Deposit: £1410
 Tenancy Length: 6 or 12 Months
 Council Tax Band: A



Call us on
 0116 266 9977

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

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(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.

