

AVAILABLE



House - Semi-Detached

# MELTON ROAD LEICESTER LE4 7SJ

## £1,300 PCM

### FEATURES

- 3 Bedroom House
- Through Lounge
- Downstairs W.C.
- Family Bathroom
- Semi-Detached
- Second Reception Room/Conservatory
- Fitted Kitchen
- Double Glazing



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this 3 Bedroom Family Home on Melton Road, Rushey Mead.

The property is ideally situated close to the Troon Way Sainsburys and Excellent Transport Links.

The property opens into a small Porch, which in turn provides access to the Hallway. From the Hallway is access to the Spacious Through Lounge and Fitted Kitchen. The Kitchen consists of Wall and Base Units with Worktops Over, Sink and Gas Cooker. Also to the rear of the property is another Reception Room/Conservatory and a Downstairs W.C. with Sink.

On the First Floor, there are 3 Bedrooms (some benefiting from Fitted Cupboards) and a Family Bathroom, inclusive of a Bath with Shower Over, Wash Basin and W.C.

To the Rear of the Property is a Garden.

The Property benefits from Double Glazing and has a Conventional Boiler System.

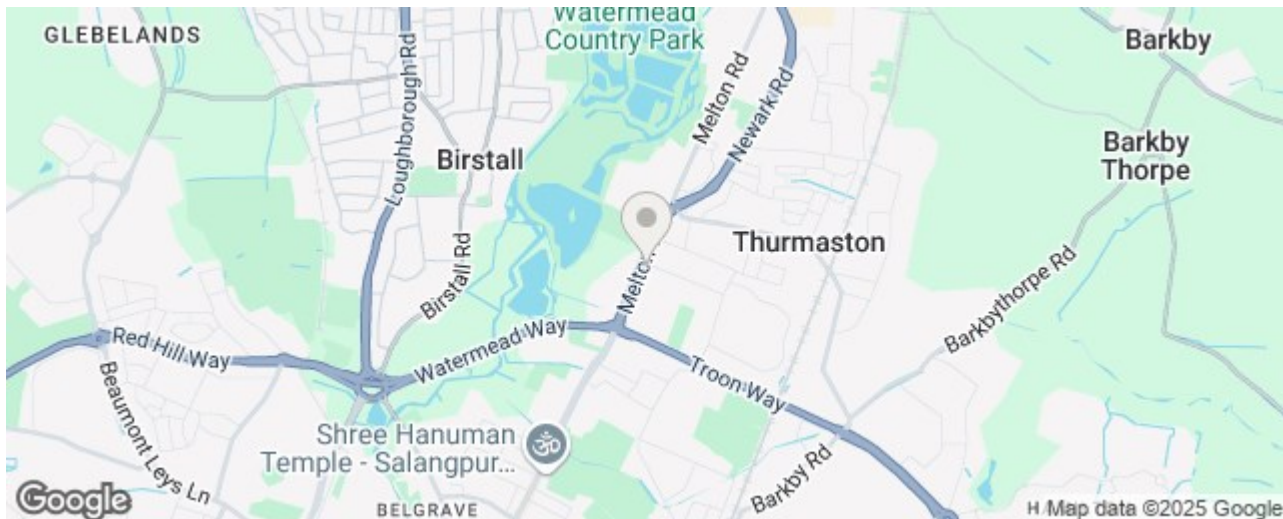
GARAGE NOT INCLUDED.

Rent: £1300PCM

Security Deposit: £1500

Tenancy Length: 6 or 12 Months

Council Tax Band: B



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Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</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.

