

AVAILABLE



House - Terraced

# BURFIELD STREET LEICESTER LE4 6AN

£1,250 Per  
Month

## FEATURES

- 3 Bedroom House
- Fitted Kitchen
- Belgrave Area
- Close to Local Schools
- 2 Reception Rooms
- Downstairs Bathroom
- Close to Local Shops
- Easy Transport Links



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

Seths are proud to market this 3 Bedroom Mid-Terraced House on Burfield Street in the popular area of Belgrave, Leicester.

Upon entering the property, is the Open Plan Lounge/Dining Room, which a small Storage Cupboard under the Stairs.

From the Dining Room is the Fitted Kitchen inclusive of Wall and Base Units with Worktops Over, Integrated Gas Hob with Integrated Electric Oven below and Sink.

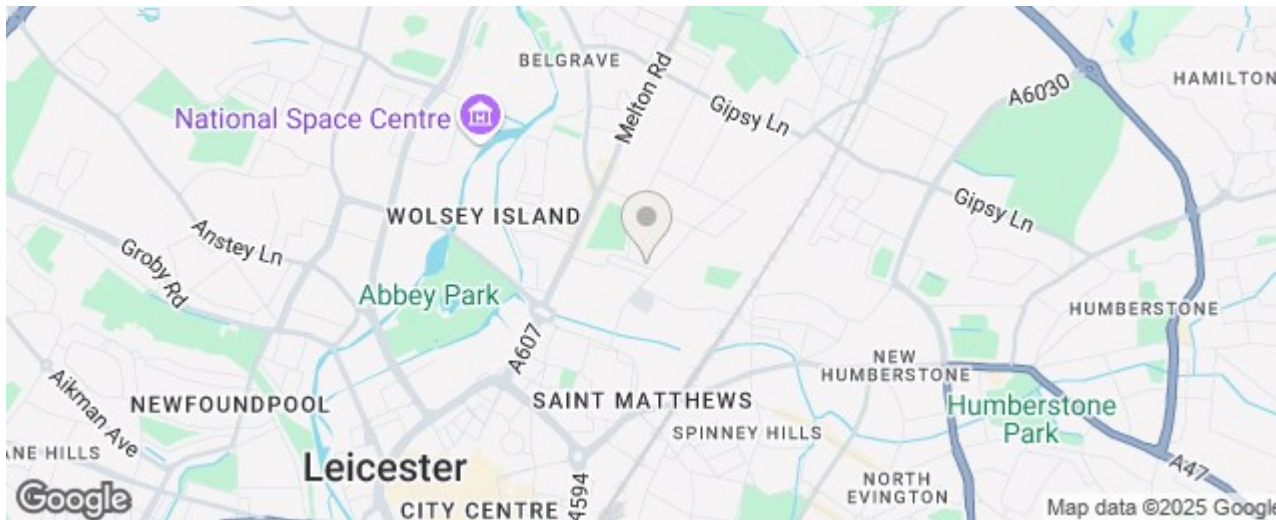
After the Kitchen is a small lobby area, providing access to the outside Yard and Downstairs Bathroom. The Bathroom consists of a Bath with Shower Over, Wash Basin and W.C.

On the First Floor, there are 3 Bedrooms.

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

Is close to Local Schools and Shops, with easy Transport Links too.

Rent: £1250PCM  
 Security Deposit: £1440  
 Tenancy Length: 6 or 12 Months  
 Council Tax Band: A



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 0116 266 9977

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Council Tax Band

A

## 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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.

