

AVAILABLE



House - Terraced

# LAW STREET LEICESTER LE4 5GR

£1,200 PCM

## FEATURES

- 3 Bedroom House
- Fitted Kitchen
- Gas Central Heating
- Belgrave Area
- Lounge/Diner
- 2 Toilets
- Double Glazing
- Close to Local Shops



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

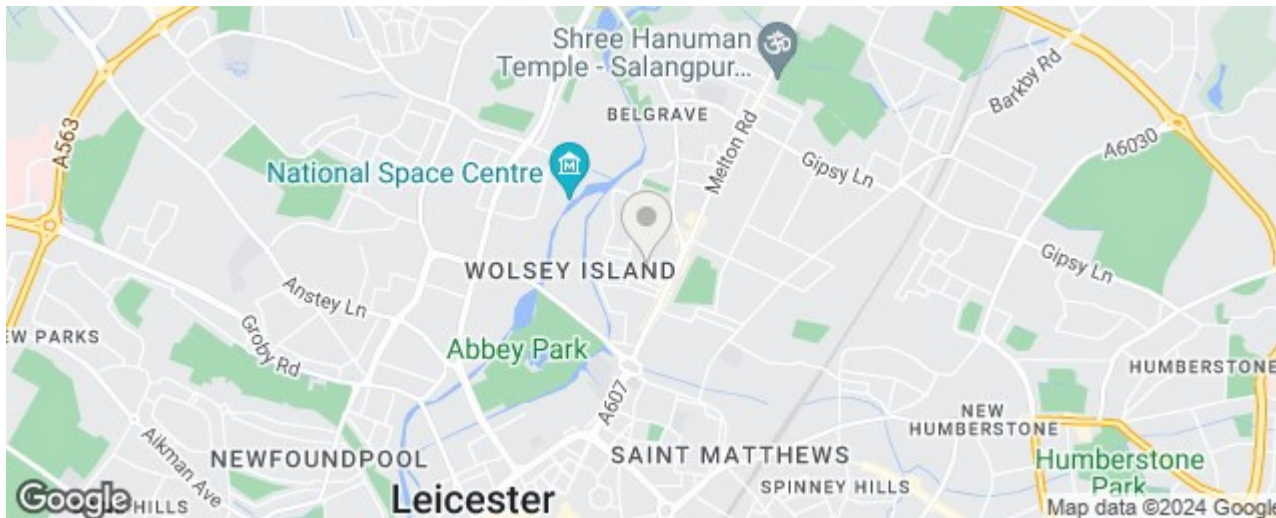
Seths are proud to market this 3 Bedroom Mid-Terraced House on Law Street within the popular Belgrave Area.

The property opens into a Hallway which provides access to the Downstairs Cloakroom, consisting of a Wash Basin and W.C. There is also a Fitted Kitchen inclusive of Wall and Base Units with Worktops, a Fridge Freezer and Washing Machine with a Sink and Tap. Also on the Ground Floor is a spacious Lounge/Diner with a Storage Cupboard also.

On the First Floor are 3 Bedrooms and a Family Bathroom consisting of a Bath with Shower Over, Wash Basin and W.C.

The property benefits from Gas Central Heating and Double Glazing throughout. There is also a Garden to the Rear of the property.

Rent: £1200PCM  
 Security Deposit: £1380  
 Tenancy Length: 6 or 12 Months  
 Council Tax Band: A



Call us on  
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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>		
(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.

