

AVAILABLE



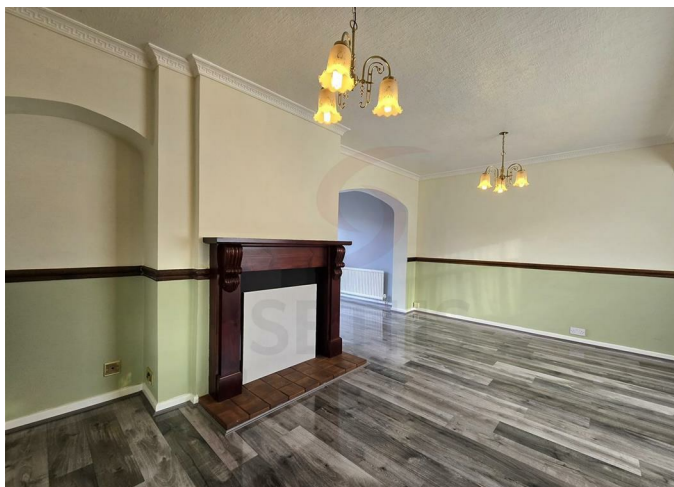
House - Semi-Detached

SALCOMBE DRIVE LEICESTER LE3 8AG

£1,250 Per
Month

FEATURES

- 3 Bedroom House
- Semi-Detached
- Driveway
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Fitted Bathroom
- Gas Central Heating
- Double Glazing



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this Beautiful 3 Bedroom Family Home on Salcombe Drive in the Glenfield area of Leicester.

Upon approaching the property, there is a Spacious Driveway to the Front and a Front Garden.
 Upon entering the property, there is a quirky Hallway, which provides access to the Downstairs W.C. and Spacious Lounge/Dining Room.

From the Dining Room is access to the Fitted Kitchen. The Fitted Kitchen consists of Wall and Base Units with Worktops Over, Sink, Integrated 5 Ring Gas Hob with Extractor Hood and an Integrated Electric Oven. There is also a Storage Cupboard next to the Kitchen.

On the First Floor, there are 3 Bedrooms and a Fitted Bathroom. The Fitted Bathroom consists of a Bath with Shower Over, Wash Basin and W.C.

To the Rear of the Property is a Spacious Garden.

There are close links to the Motorway and also Local Schools.

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



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Council Tax Band
 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

