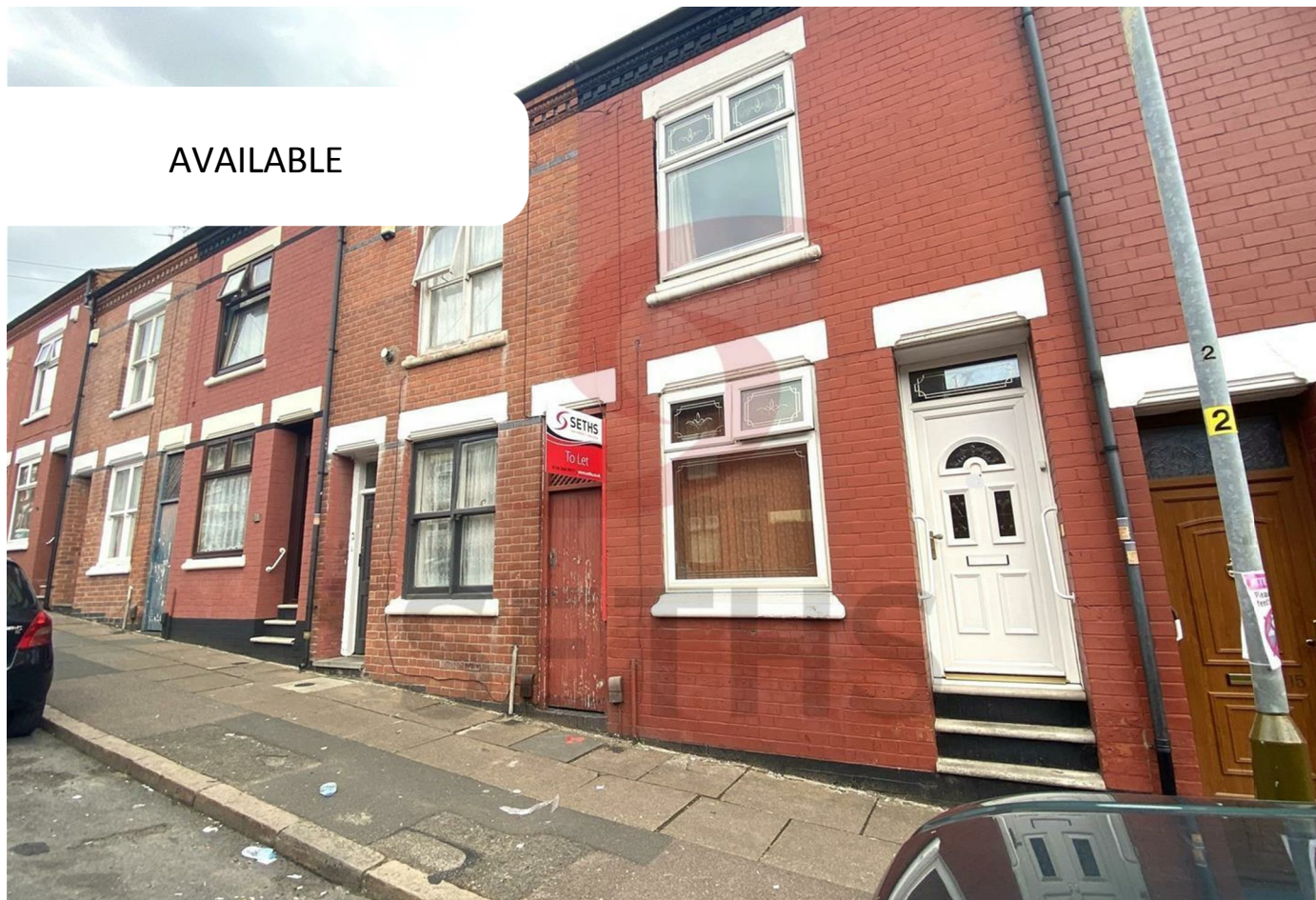


AVAILABLE



House - Terraced

# MATLOCK STREET LEICESTER LE2 0GS

£1,300 PCM

## FEATURES

- 3 Double Bedrooms
- On Road Parking
- Ideal Location
- Close To Local Amenities
- 2 Reception Rooms
- Additional WC
- Unfurnished



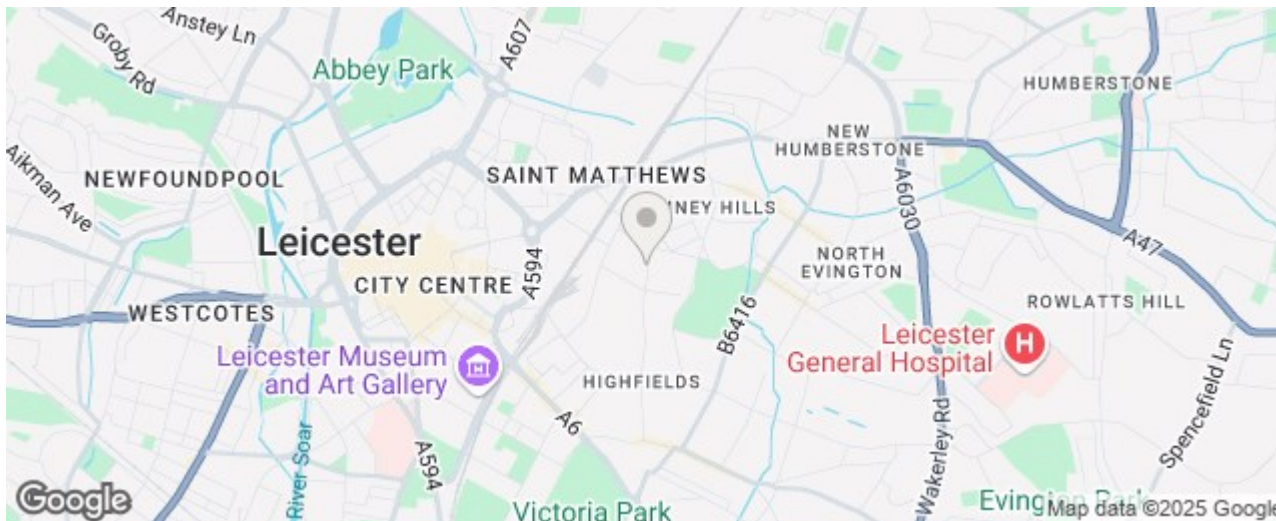
 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

Seths Estate Agents are proud to present this 3 Bedroom Mid-Terraced House located in Evington, Leicester. This beautiful home benefits from: On Road Parking, Gas Central Heating and uPVC Double Glazing throughout. This property is ideally situated, therefore being very close to local amenities, such as Banks, Shops and Schools.

This property comprises of 2 Reception Rooms, 3 Double Bedrooms, Family bathroom and an additional separate WC!

Rent: £1300PCM  
Deposit: £1500  
Tenancy Term: 12 Months  
Council Tax Band: A



Call us on  
**0116 266 9977**

[let@seths.co.uk](mailto:let@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

**Council Tax Band**

**A**

## 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>		
(55-68) <b>D</b>	<b>58</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.

**SETHS**