

AVAILABLE

House - Semi-Detached

# ROSEWAY LEICESTER LE4 7GX

£1,250 Per  
Month

## FEATURES

- NEWLY REFURBISHED HOUSE
- New Carpets
- New Painting
- New Kitchen
- New Bathroom
- Gas Central Heating
- Double Glazing
- Garden



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this NEWLY REFURBISHED 3 Bedroom Semi-Detached House on Roseway, in Rushey Mead, Leicester.

The property has been completely refurbished and benefits from New Carpets and Lino, Newly Painted and benefits from a New Kitchen and New Bathroom.

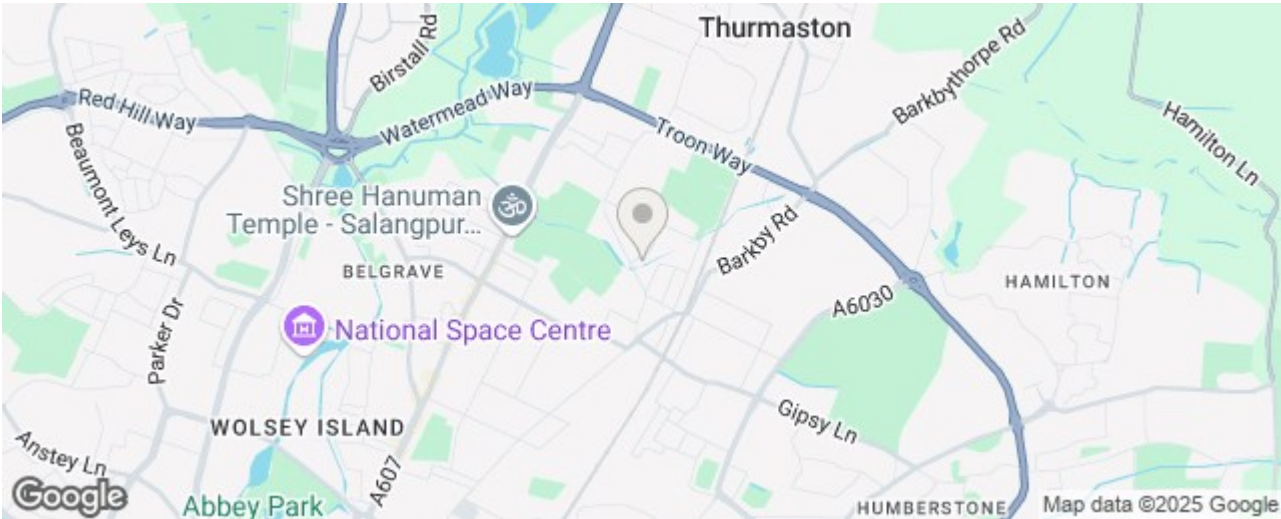
Upon entering the property, is a small Hallway, which allows access to the Lounge. From the Lounge is the Fitted Kitchen, inclusive of Wall and Base Units with Worktops Over, Sink, Breakfast Bar, Integrated Gas Hob and Electric Oven.

From the Kitchen is a small Storage Area, which then in turn leads to the Downstairs Bathroom. The Bathroom consists of a Bath with Shower Over, Wash Basin and W.C.

On the First Floor, there are 3 Bedrooms.

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


Rent: £1250PCM  
Security Deposit: £1440  
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

