

AVAILABLE



House - Terraced

COATBRIDGE AVENUE

LE4 7ZS

£1,250 PCM

FEATURES



 **SETHS**

# 3 Bedroom House - Terraced located in

Welcome to this charming terraced house located on Coatbridge Avenue in the vibrant location of Leicester. This delightful property boasts three spacious bedrooms.

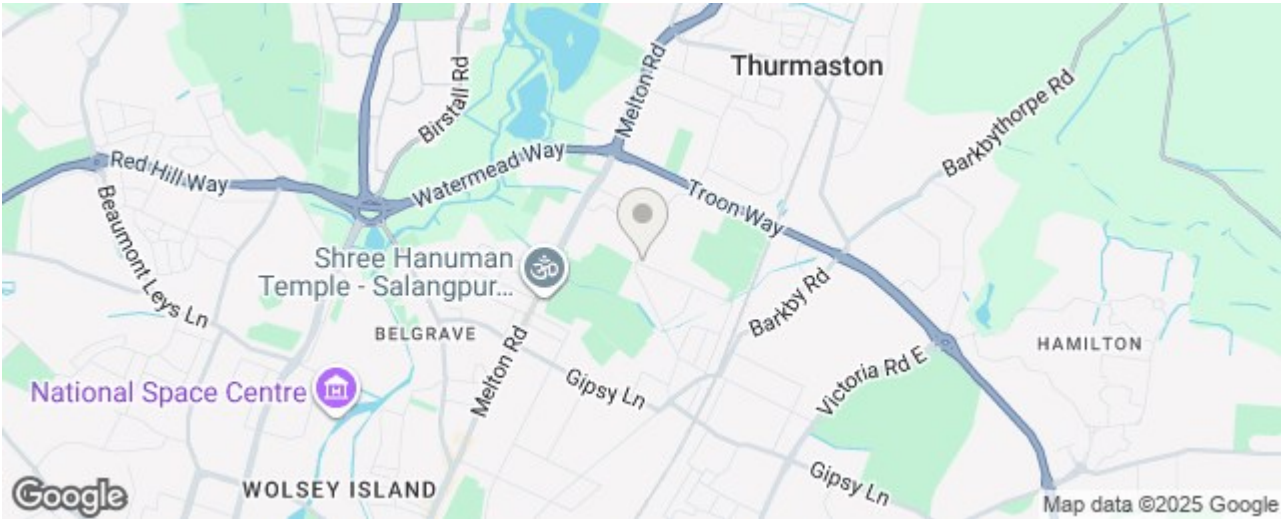
As you enter, you will be greeted by a bright and inviting reception room, perfect for relaxing or entertaining. The newly renovated large kitchen is a standout feature, offering ample space for culinary creations and family gatherings. With a fresh repaint and new carpets throughout, the home exudes a sense of modernity and comfort, ready for you to move in.

One of the highlights of this property is the generous garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Situated in a good location, this home offers convenient access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and accessibility.

In summary, this terraced house on Coatbridge Avenue presents a fantastic opportunity to acquire a beautifully updated home in Leicester, with its spacious bedrooms, large kitchen, and lovely garden.


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



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
**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>		
(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>		
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.

