

AVAILABLE



House - Terraced

# BIDDLE ROAD LEICESTER LE3 9HG

£1,300 Per  
Month

## FEATURES

- 3 Bedroom House
- Fitted Modern Kitchen
- Low Maintenance Garden
- Close to Local Schools
- Lounge
- Gas Central Heating
- Fitted Modern Bathroom
- Easy Access to Motorway



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

**\*\*No Deposit Option Available\*\***

Seths are proud to market this 3 Bedroom Mid-Terraced House on Biddle Road in the Western Area of Leicester.

This property is conveniently located close to Local School with easy access to Fosse Park and the Motorway.

Upon approaching the property is a spacious Gated Driveway.

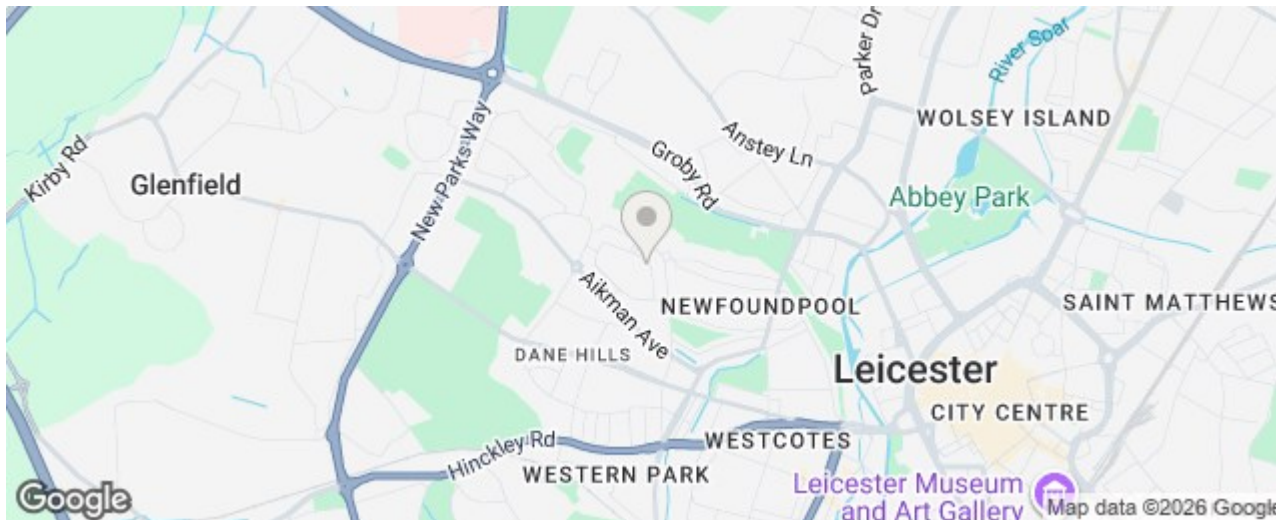
Through the front door is a Hallway, providing access to the Lounge and Fitted Kitchen/Dining Area. The Fitted Kitchen consists of Wall and Base Units with Worktop Over, Integrated Electric Hob with Extractor Hood over and Integrated Electric Oven and Sink.

There is a W.C. to the Outside of the property and a Low Maintenance Garden.

On the First Floor, there is a Fitted Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C. There are also 3 Bedrooms.

The property benefits from Gas Central Heating and Double Glazing.

Rent: £1300PCM



Call us on

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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.

