

AVAILABLE

House - Terraced

# WESTBOURNE STREET LEICESTER LE4 5HL

£1,350 Per  
Month

## FEATURES

- 3 Bedroom House
- Fitted Kitchen
- Seperate W.C.
- Gas Central Heating
- Through Lounge/Dining Area
- Downstairs Bathroom
- Double Glazing
- Close to Local Shops



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

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

Seths are proud to present this well-presented three-bedroom terraced home located on Westbourne Street, in the Belgrave area of Leicester offering comfortable living in a well connected residential area.

Ideally positioned close to local shops, schools, amenities and transport links, the property provides convenient access to everyday essentials while remaining within easy reach of Leicester City Centre.

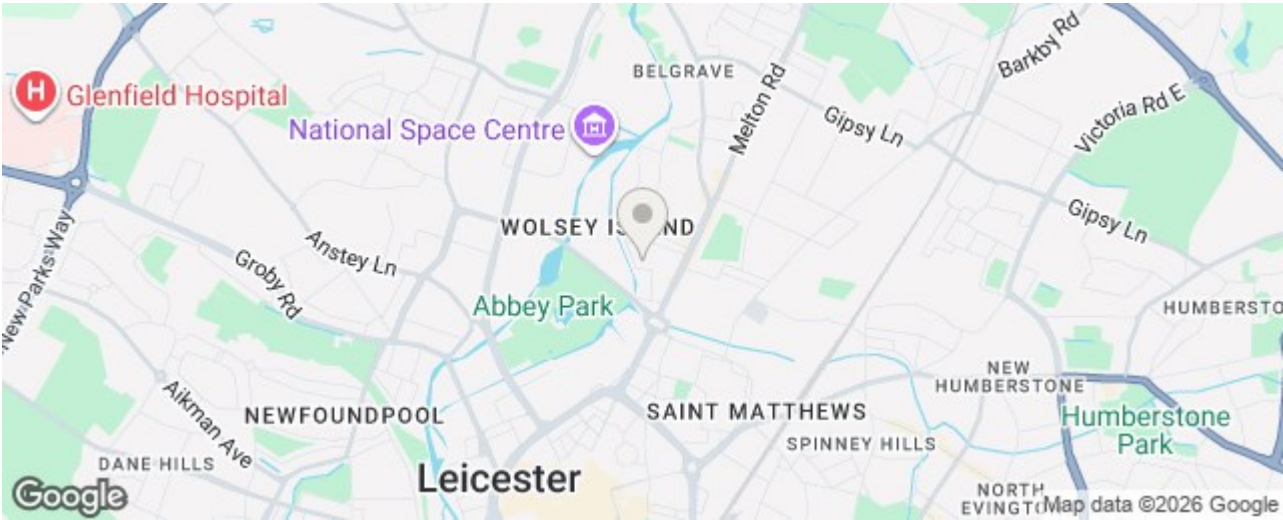
Upon entering the property, you are welcomed into a spacious through lounge/dining area, providing a warm and inviting area ideal for relaxing or entertaining. Leading on from the dining area is a fitted kitchen, complete with a range of wall and base units, worktops and space for essential appliances, offering both practicality and functionality for daily living.

Following on from the kitchen is a fitted bathroom, equipped with a bath with shower over and wash basin. There is a seperate W.C., providing a clean and functional space.

The first floor comprises three well-proportioned bedrooms, each offering flexible accommodation suitable for families.

The property further benefits from gas central heating and double glazing throughout, ensuring year round comfort.

Rent: £1350PCM  
Security Deposit: £1555



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.

