



House - Terraced

**EPSOM ROAD
LEICESTER
LE4 5DB**

£895 PCM



FEATURES

- Two Bedroom House
- Two Reception Rooms
- Beautiful Kitchen
- Two Double Bedrooms
- Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Close to Local Shops



SETHS

2 Bedroom House - Terraced located in Leicester

No Deposit Option Available

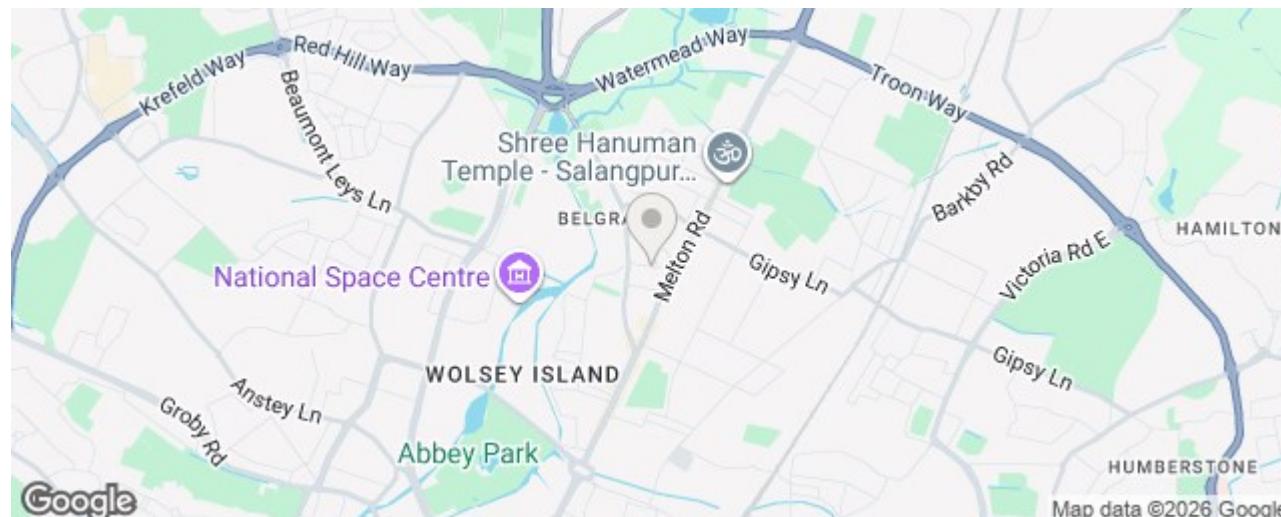
Seths are proud to bring to the market this well presented two-bedroom home, ideally positioned on Epsom Road, just moments from the popular Melton Road area and its wide range of local amenities.

Upon entering, you are welcomed by a hallway that sets the tone for the home and provides access to the front-facing lounge, a comfortable space ideal for relaxing or entertaining. The ground floor also benefits from a useful storage cupboard. To the rear, the property opens into a spacious dining area, perfectly suited for family meals or hosting, with patio doors leading directly out to the garden, creating a seamless indoor-outdoor flow. The kitchen adjoins the dining area and is fitted with a range of wall and base units with worktops over, a sink, and an integrated gas hob with electric oven beneath.

The first floor offers two generously sized bedrooms, both well-proportioned and filled with natural light, along with a fitted bathroom comprising a bath with shower over, wash basin, and WC.

Externally, the property enjoys a rear garden, providing a private outdoor space for relaxation or entertaining. Additional benefits include gas central heating and double glazing throughout, making this an ideal home for first-time buyers, downsizers, or investors alike.

Rent: £895PCM
Security Deposit: £1030
Tenancy Length: 6 or 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

