

AVAILABLE



House - End Terrace

**BEAUMANOR ROAD  
LEICESTER  
LE4 5QD**

**£895 Per Month**

#### FEATURES

- 2 Bedroom House
- New Carpets
- Fitted Bathroom
- Gas Central Heating
- 2 Reception Rooms
- Fitted Kitchen
- Spacious Garden
- Double Glazing



**SETHS**

# 2 Bedroom House - End Terrace located in Leicester

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

Seths are proud to market this 2 Bedroom End-Terraced property on Beaumanor Road just off Abbey Lane in Leicester.

The property is conveniently located close to Local Shops, Schools and the Leicester National Space Centre.

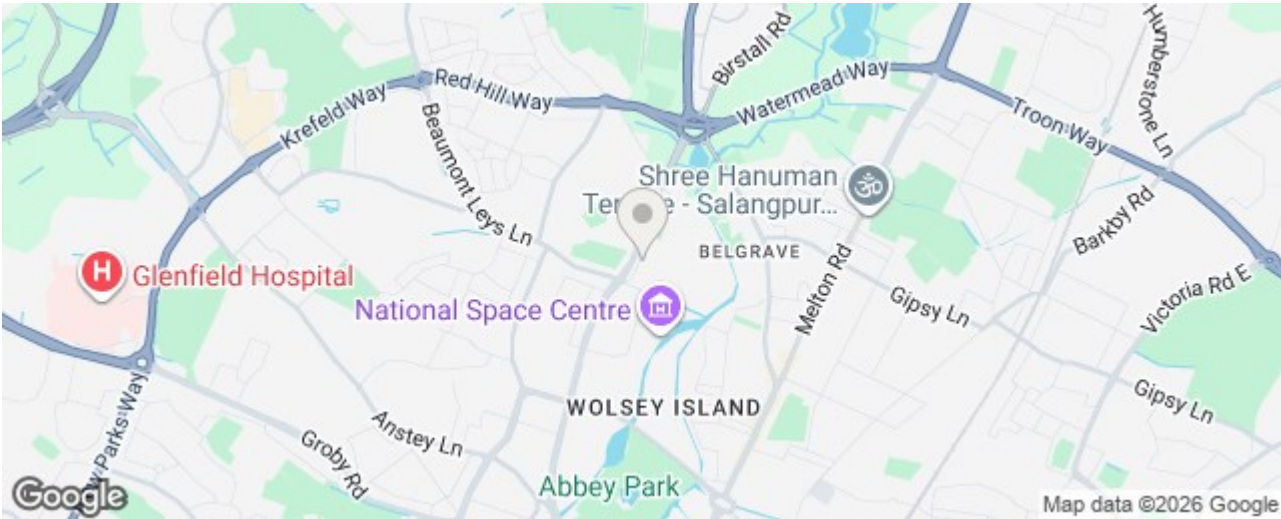
The property has been Newly Decorated and benefits from new Carpets on the First Floor.

Upon entering the property is a Lounge, which is then followed by the Dining Room. From the Dining Room is a Fitted Kitchen, inclusive of Wall and Base Units, a Gas Hob with Electric Oven and a Sink.

On the First Floor, there are 2 Bedrooms and a Fitted Bathroom, inclusive of a Bath with Shower Over, Wash Basin and W.C.

To the rear of the property is a Spacious Garden. The property benefits from Gas Central Heating and Double Glazing throughout.

Rent: £895PCM  
 Security Deposit: £1030  
 Tenancy Length: 6 Months  
 Council Tax Band: A  
 Pets may be considered at the landlord's discretion and will be subject to a higher rent.



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		
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.

