

AVAILABLE



House - End Terrace

SPONNE RISE LEICESTER LE2 6TU

£990 Per Month

FEATURES

- 2 Bedroom House
- Spacious Lounge
- 2 Spacious Bedrooms
- Rear Garden
- End-Terraced
- Fitted Kitchen
- Family Bathroom
- Shed



 **SETHS**

2 Bedroom House - End Terrace located in Leicester

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

Seths are pleased to present this well maintained 2 Bedroom Home located on Sponne Rise in the Eyres Monsell area of Leicester.

The Front Door opens into a Hallway which provides access to a spacious Lounge, offering a comfortable living area with ample natural light.

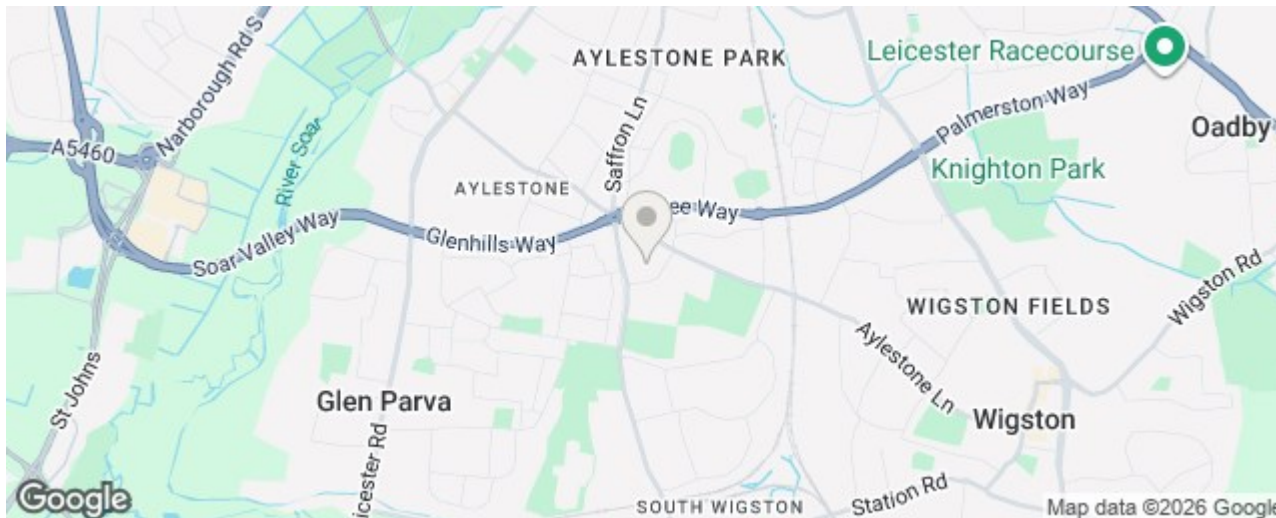
From the Hallway, is access to a Fitted Kitchen/Dining Area, comprising Wall and Base Units with Worktop Over, Integrated Hob with Extractor Hood over, Electric Oven and a Sink.

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

Externally, the property benefits from a generous Rear Garden and also features a useful Lean to area which provides access to a Shed, offering additional storage space.

Further benefits include Double Glazing and Gas Central Heating. The property also has a Driveway for enough space for 2 cars.

Rent: £990PCM
 Security Deposit: £1140
 Tenancy Length: 6 Months (soon to be an Assured Periodic Tenancy)
 Council Tax Band: A




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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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.

