

AVAILABLE



House - Terraced

# ST. ALBANS ROAD LEICESTER LE2 1GF

£1,450 Per  
Month

## FEATURES

- 4 Bedroom House
- Downstairs Bedroom
- Garden
- Close to Local Shops
- Spacious Kitchen/Diner
- Shower Room
- Close to London Road
- Easy Transport Links



 **SETHS**

# 4 Bedroom House - Terraced located in Leicester

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

Seths are pleased to present this well presented 4 Bedroom Family Home located on St. Albans Road, just off London Road in Leicester.

The property is conveniently located just off the Popular London Road, close to Local Shops, Amenities and Transport Links.

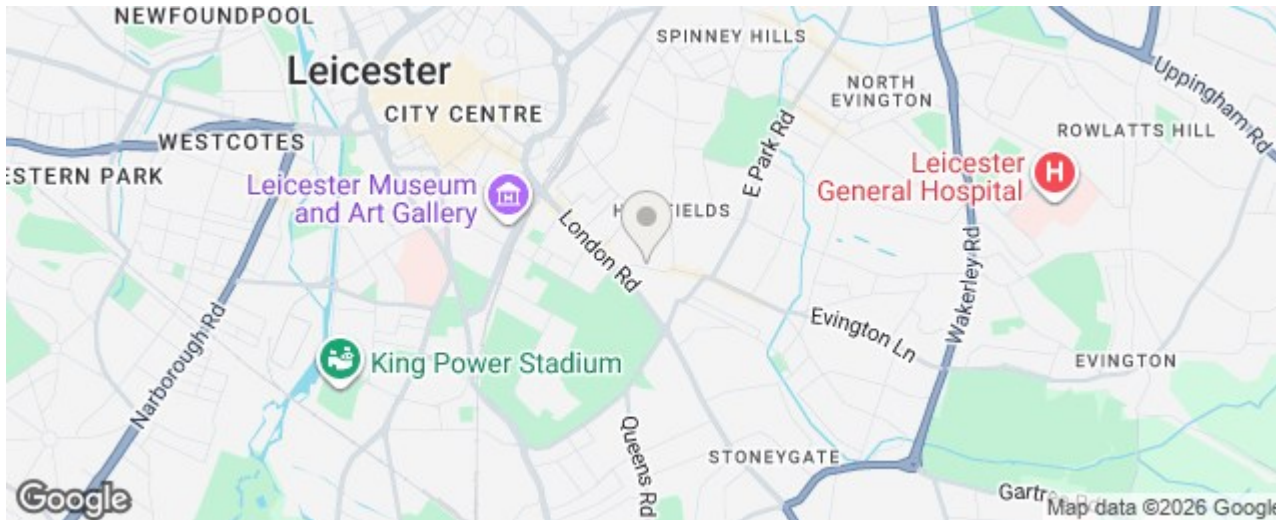
The Front Door opens into a welcoming Hallway which provides access to the Lounge, offering a bright and comfortable living area. There is a Bedroom on the Ground Floor and then the Hallway leads onto the Kitchen/Dining Area.

The Fitted Kitchen/Dining Area, comprising Wall and Base Units with Worktop Over, Integrated Hob with Extractor Hood over, Electric Oven and a Sink. The Dining Area provides ample space for family dining and access to the Rear Garden.

On the First Floor there are 3 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 Rear Garden and On Street Parking.

Further benefits include Double Glazing and Gas Central Heating, making this an ideal home for families or professionals.



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
**www.seths.co.uk**

**Council Tax Band**

**B**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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.

