

AVAILABLE



House - Terraced

WAND STREET LEICESTER LE4 5BW

£1,250 Per Month

FEATURES

- Three Bedroom House
- Fitted Kitchen
- Upstairs W.C.
- Double Glazing
- Two Reception Rooms
- Downstairs Shower Room
- Gas Central Heating
- Close to Melton Road and Belgrave Road



 **SETHS**

3 Bedroom House - Terraced located in Leicester

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

Seths are proud to present this well located three bedroom mid terraced home on Wand Street, situated in the highly sought after Belgrave area.

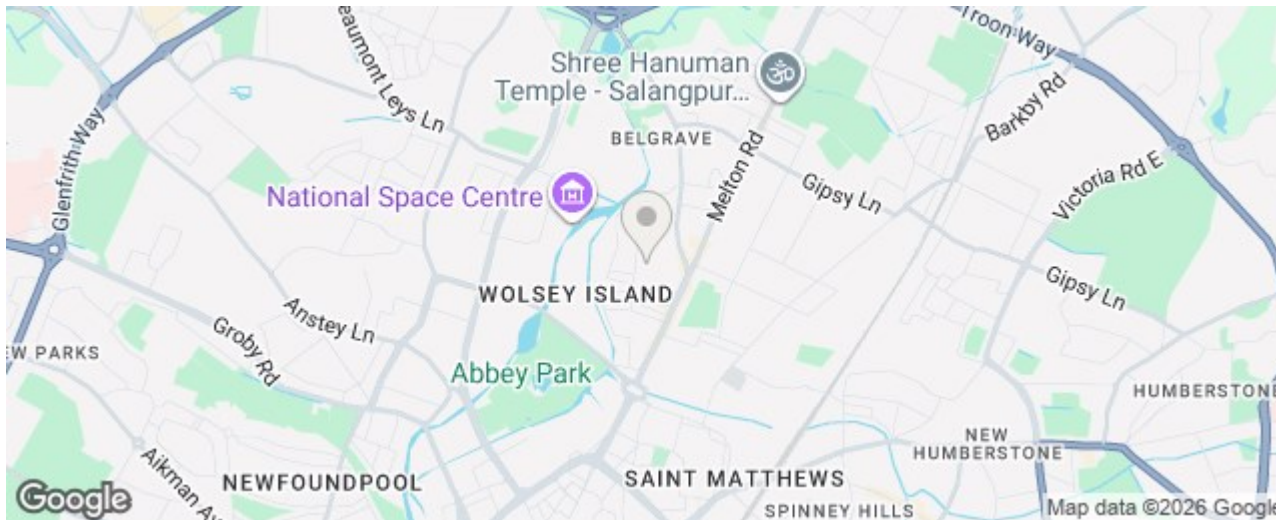
Offered part furnished, the property includes essential items such as beds, wardrobes, cupboards, sofas, a fridge freezer, and a washing machine making it ideal for tenants looking for convenience from day one.

The ground floor welcomes you into a comfortable lounge, leading through to a separate dining room perfect for both relaxing and entertaining. To the rear, you'll find a fitted kitchen complete with wall and base units, worktops, sink, and gas cooker. Beyond the kitchen is a practical downstairs shower room, fitted with a shower cubicle, wash basin, and W.C.

Upstairs, the property offers three well-proportioned bedrooms along with an additional W.C. featuring a toilet and wash basin.

Further benefits include gas central heating and double glazing throughout. The property is ideally positioned within close proximity to the vibrant Belgrave Road and Melton Road, offering a wide range of local amenities, shops, and eateries.

Rent: £1250PCM
 Security Deposit: £1440
 Tenancy Length: Periodic
 Council Tax: A



Call us on
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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		85
(69-80) C		
(55-68) D	62	
(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.

