

LET AGREED



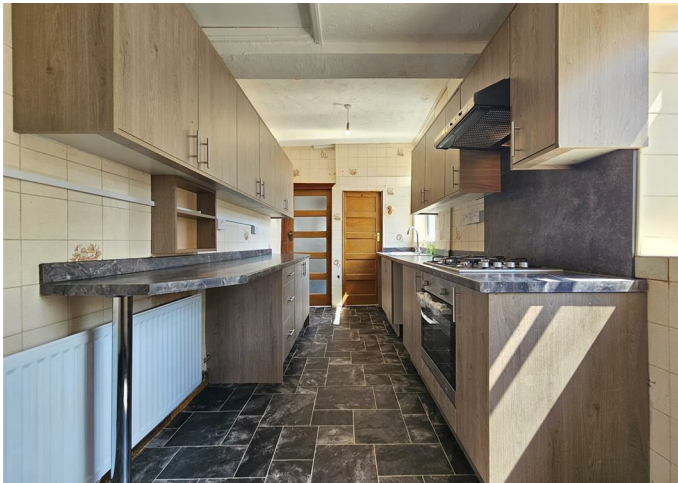
House - Semi-Detached

# MELTON ROAD LEICESTER LE4 7PB

## £1,375 Per Month

### FEATURES

- 3 Bedroom House
- Semi-Detached
- New Kitchen
- New Bathroom
- Through Lounge
- Garage
- Driveway
- Belgrave Area



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

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

Seths are proud to market this Refurbished 3 Bedroom Semi-Detached House on Melton Road in the popular Belgrave area.

The house is ideally located close to Rushey Mead Academy and Melton Road. The house benefits from a New Kitchen, has been Newly Re-wired, Painted and New Carpets.

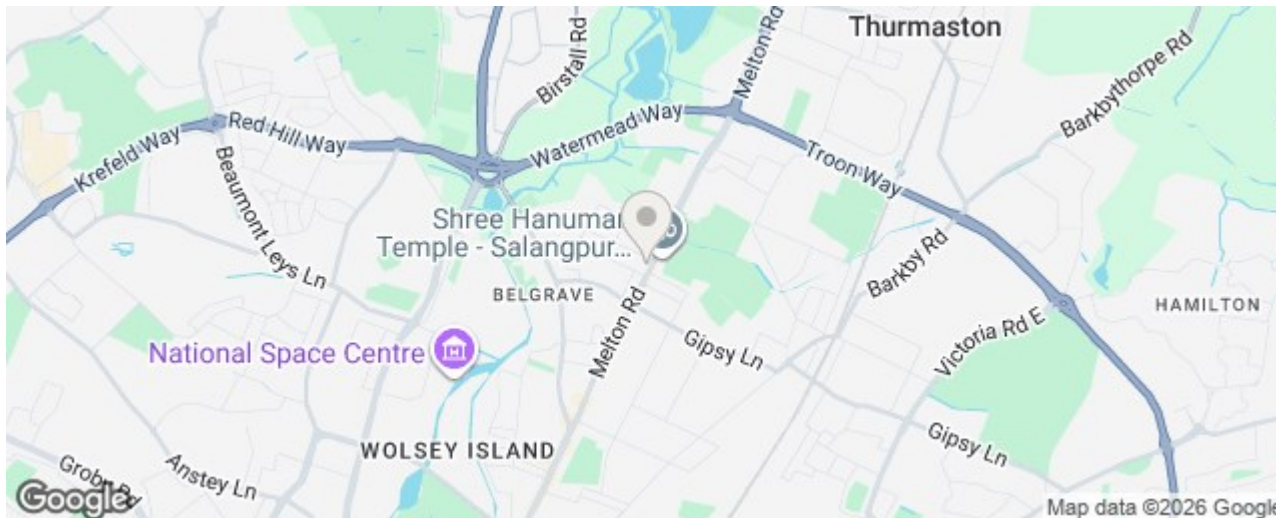
There is a Porch to the front, which provides access to the Hallway. From the Hallway is access to the spacious Through Lounge and a New Kitchen inclusive of Wall and Base Units with Worktops Over, Sink, Integrated Gas Hob with Splash Back and Extractor Hood over and an Integrated Electric Hob.

Following on from the Kitchen is a downstairs Shower Room, inclusive of a Wash Basin, W.C. and Shower Cubicle.

On the First Floor there are 3 Bedrooms, a Separate W.C. and a New Bathroom inclusive of a Bath with Shower Over and a Wash Basin.

The property benefits from Double Glazing and Gas Central Heating throughout. There is a Driveway to the Front of the Property and a Garage to the Rear.

Rent: £1375PCM  
 Security Deposit: £1585  
 Tenancy Length: 6 Months  
 Council Tax Band: C



Call us on  
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**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

