

AVAILABLE



House - Semi-Detached

# BRISTOL AVENUE LEICESTER LE4 0HL

## £1,100 PCM

### FEATURES

- Semi Detached
- Entrance Hall
- Kitchen / Diner
- Bathroom
- Entrance Porch
- Lounge
- Three Bedrooms
- Rear Garden



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

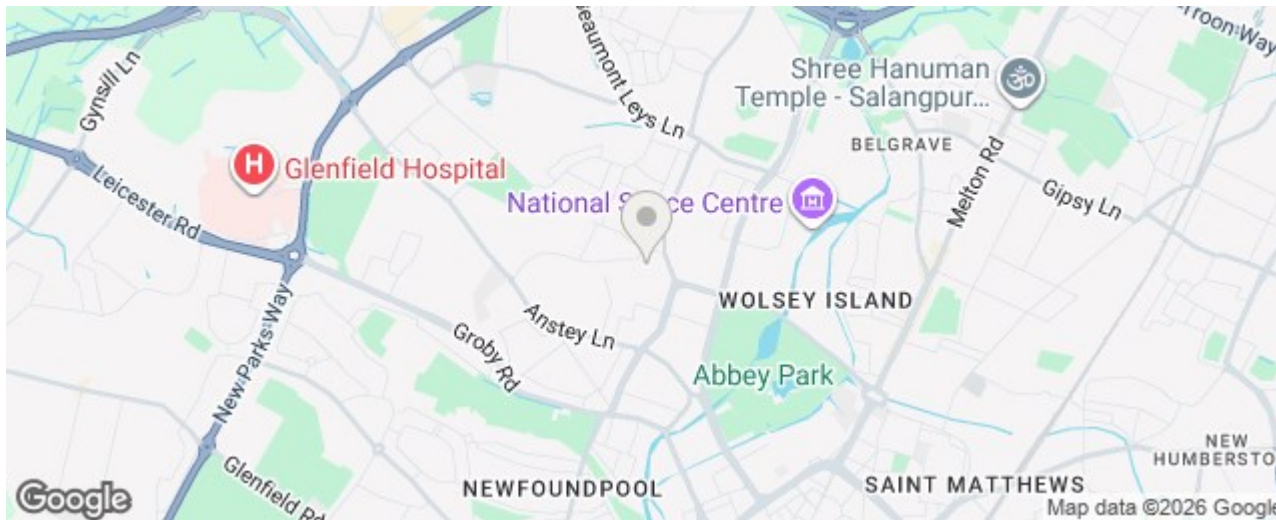
**\*\*No Deposit Option Available\*\***

A three bedroom semi detached property situated in a cul-de-sac location. The property is well maintained with a good size rear garden.

The house is approached via a gated, paved frontage with steps to the front door. This opens into a porch with further door to the hallway which has stairs to the first floor and door to the lounge. The lounge has a modern real flame gas fire (capped off), radiator and display shelving. Double doors open into the kitchen/diner and this has a gas cooker and space for fridge, wall and base cupboards with sink drainer unit and dining area.

The first floor landing gives access to the bedrooms and bathroom. Bedroom one and two and double rooms and there is also a fair sized single room to the front. the family bathroom has a coloured suite with bath, WC and wash basin. The rear garden has a paved patio, lawned area and there is a WC and brick built store.

Rent: £1100PCM  
 Security Deposit: £1265  
 Tenancy Length: Assured Periodic Tenancy  
 Council Tax Band: B



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**Council Tax Band**  
**B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	57
(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.

