

AVAILABLE



House - Terraced

# ROTHERBY AVENUE LEICESTER LE4 6HA

£1,050 Per  
Month

## FEATURES

- Mid Terrace
- Kitchen/Diner
- Two Double Bedrooms
- Lean To
- Lounge
- Downstairs Shower Room
- One Single Bedroom
- Garden



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

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

Seths are delighted to present this charming three bedroom mid terrace home, ideally located on Rotherby Avenue.

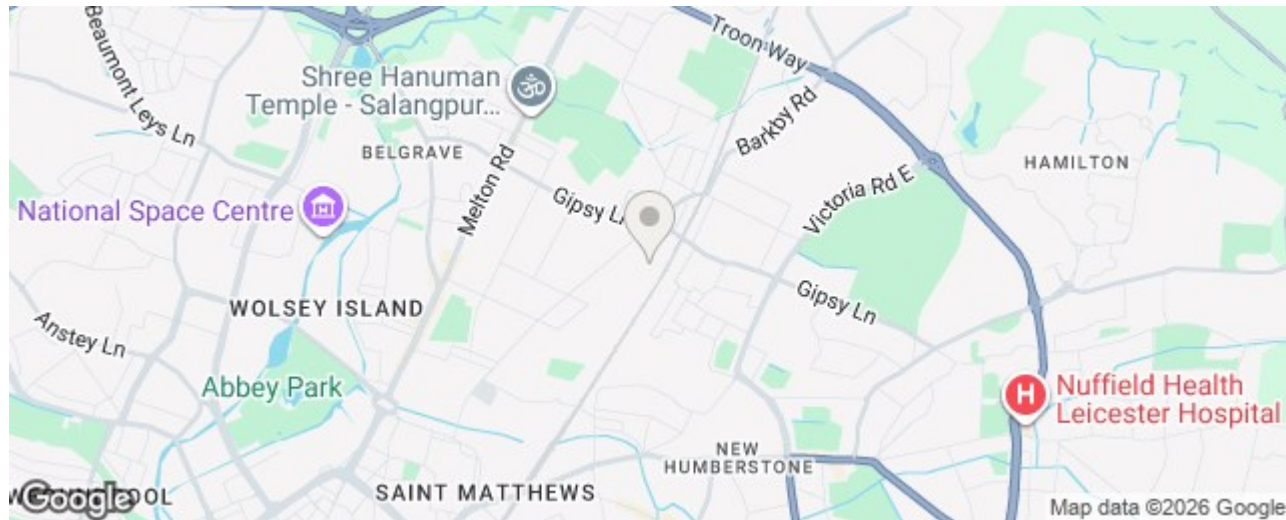
As you approach, the property offers a convenient driveway for one car. Step inside to a welcoming entrance hall, leading into a spacious lounge with a wide opening through to the kitchen/diner creating a bright, open plan feel. The kitchen is well equipped with an electric oven, washing machine, and a brand new fridge freezer, making it move in ready. Off the kitchen, you'll also find a handy downstairs shower room and a generous lean-to, perfect for additional storage.

Upstairs, the first floor has been updated with new laminate flooring. There are two comfortable double bedrooms and a further single, which works well as a nursery or home office. Two of the bedrooms also benefit from brand new beds, offering immediate comfort. To the rear, the enclosed garden provides a private outdoor space ideal for relaxing or entertaining.

Rotherby Avenue enjoys a sought after location with excellent local amenities nearby. Families will appreciate being within easy reach of reputable schools including primary and secondary options, while everyday essentials are close by with local shops, supermarkets, and healthcare services all within a short distance. For leisure, you'll find parks, gyms, and community centres nearby, as well as a variety of restaurants and cafés. The area also benefits from strong transport links, making commuting into the city centre or further afield simple and convenient.

This property is a great opportunity for families, professionals, or first time renters looking for a home that's both practical and well connected.

Rent: £1050 PCM



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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.