

AVAILABLE



House - Terraced

# AVON STREET LEICESTER LE2 1BB

## £975 Per Month

### FEATURES

- Property
- Two Reception Rooms
- Family Bathroom
- Gas Central Heating
- Mid Terrace House
- Fitted Kitchen
- Double Glazing
- Close to Local Shops



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

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

Seths are proud to present this beautiful two bedroom home, ideally located on Avon Street, just off St Peters Road.

The property has been fully refurbished throughout, benefiting from brand new carpets, a modern fitted kitchen, a stylish new bathroom, and fresh decoration throughout creating a bright and ready-to-move-into home.

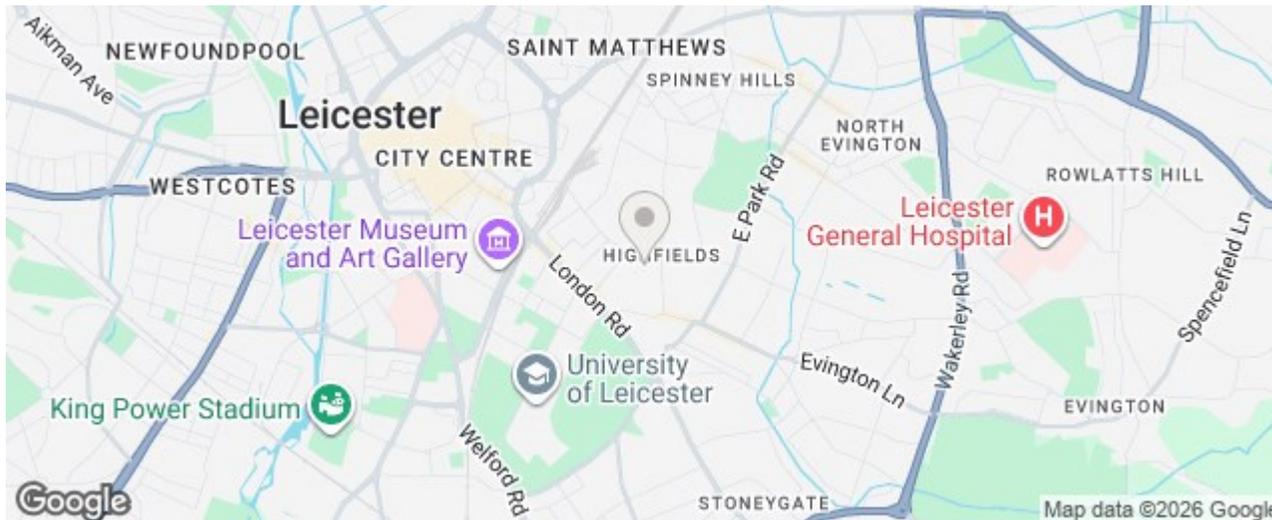
Upon entering, you are welcomed into a comfortable lounge, which leads seamlessly into a separate dining room ideal for entertaining or family meals. To the rear of the property is a brand new kitchen, fitted with a range of wall and base units with worktops over, sink, integrated gas hob, and electric oven.

Completing the ground floor is the newly fitted bathroom, comprising a bath with shower over, wash basin, and W.C.

On the first floor, there are two well proportioned bedrooms, with a versatile third bedroom/dressing room leading from the second bedroom perfect for use as a nursery, home office, or walk-in wardrobe.

Further benefits include double glazing and gas central heating throughout.

Rent: £975PCM



Call us on  
**0116 266 9977**

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

**Council Tax Band**

**A**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</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.

