

AVAILABLE



House - Terraced

# BRANDON STREET LEICESTER LE4 6AY

## £1,075 PCM

### FEATURES

- Three Bedroom House
- Kitchen
- New Bathroom
- Part Furnished
- Double Glazing
- Gas Central Heating
- Close to Local Shops
- Belgrave Area



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

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

Seths are proud to present this modern three-bedroom townhouse situated on Brandon Street in the highly sought-after Belgrave area of Leicester. Conveniently located close to a range of local shops, schools, and amenities, this property offers comfortable and practical living.

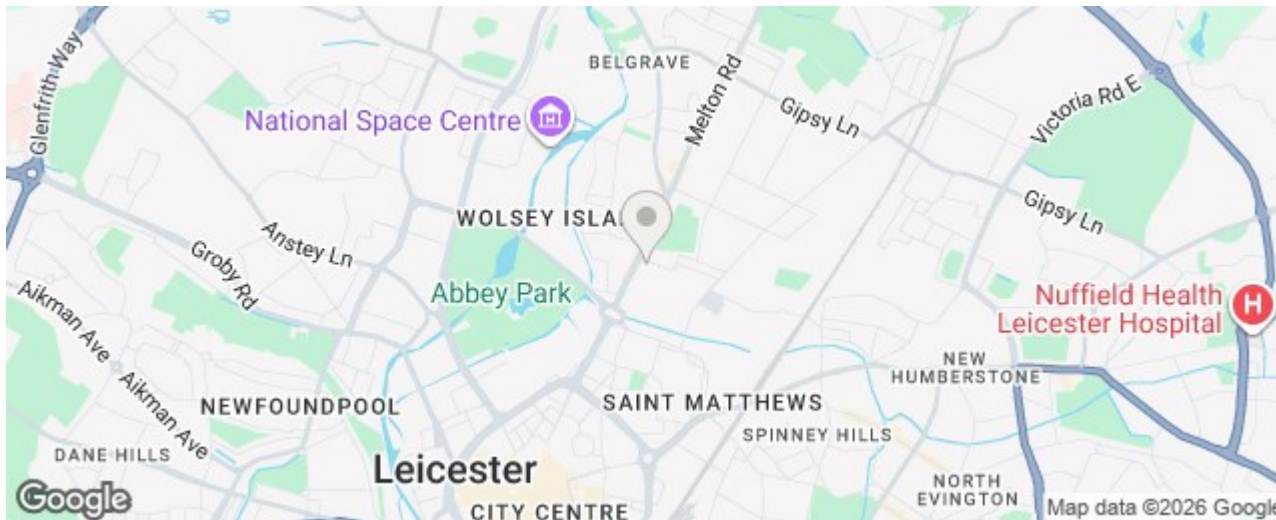
The accommodation opens into a spacious through lounge, furnished with two sofas, creating an inviting space for relaxation and entertaining. The dining area features a dining table and four chairs, providing the perfect setting for family meals and gatherings.

The recently fitted kitchen is well-equipped with a fridge freezer, washing machine, and gas cooker with extractor fan over, offering both style and functionality. Completing the ground floor is a modern family bathroom comprising a bath with shower over, wash hand basin, and W.C.

To the first floor are three well-proportioned bedrooms, providing ample accommodation for families or professionals.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Rent: £1075PCM  
 Deposit: £1240  
 Tenancy Term: Periodic  
 Council Tax Band: A



Call us on  
**0116 266 9977**

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

**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>		
(69-80) <b>C</b>		
(55-68) <b>D</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.

