

AVAILABLE



House - Terraced

# CHEPSTOW ROAD LEICESTER LE2 1PA

£1,175 Per  
Month

## FEATURES

- 2/3 Bedroom House
- 2 Shower Rooms/Bathrooms
- Newly Painted
- Just off Evington Road
- 2 Reception Rooms
- Fitted Kitchen
- Rear Yard
- Permit Parking



 **SETHS**

# 2 Bedroom House - Terraced located in Leicester

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

Seths are proud to market this well-presented 2/3 Bedroom Family Home located on Chepstow Road in the Evington area of Leicester.

The Front Door opens into a Hallway which provides access to the Lounge. After the Lounge is a storage cupboard which is then followed by the Dining Room. From the Dining Room is a Fitted Kitchen consisting of Wall and Base Units with Worktop Over, Gas Cooker to be fitted and a Sink.

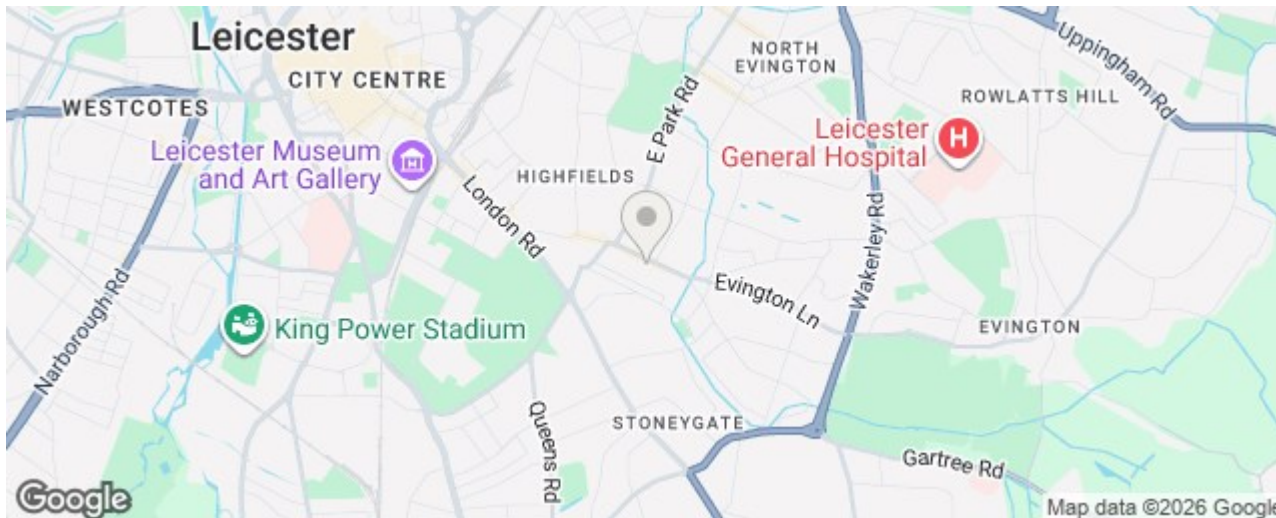
From the Kitchen there is access to the Downstairs Shower Room consisting of a Shower Cubicle, Wash Basin and W.C.

On the First Floor there are 2 Bedrooms and a 3rd Bedroom/Study. After the Study is a Family Bathroom with a Bath, Wash Basin and W.C.

The property benefits from Double Glazing and has a small rear yard.

PERMIT PARKING ON THE STREET. A PERMIT CAN BE APPLIED FOR VIA LEICESTER CITY COUNCIL.

Rent: £1200PCM  
 Security Deposit: £1380  
 Tenancy Length: 6 Months (soon to be 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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.

