

AVAILABLE



House - Semi-Detached

# GADDESBY AVENUE LEICESTER LE3 1BN

£1,050 PCM

## FEATURES

- Three Bedrooms
- Fitted Kitchen
- Utility Room
- Outbuilding
- Semi-Detached
- Wet Room
- Lounge
- Close to Fosse Park



 **SETHS**



# 3 Bedroom House - Semi-Detached located in Leicester

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

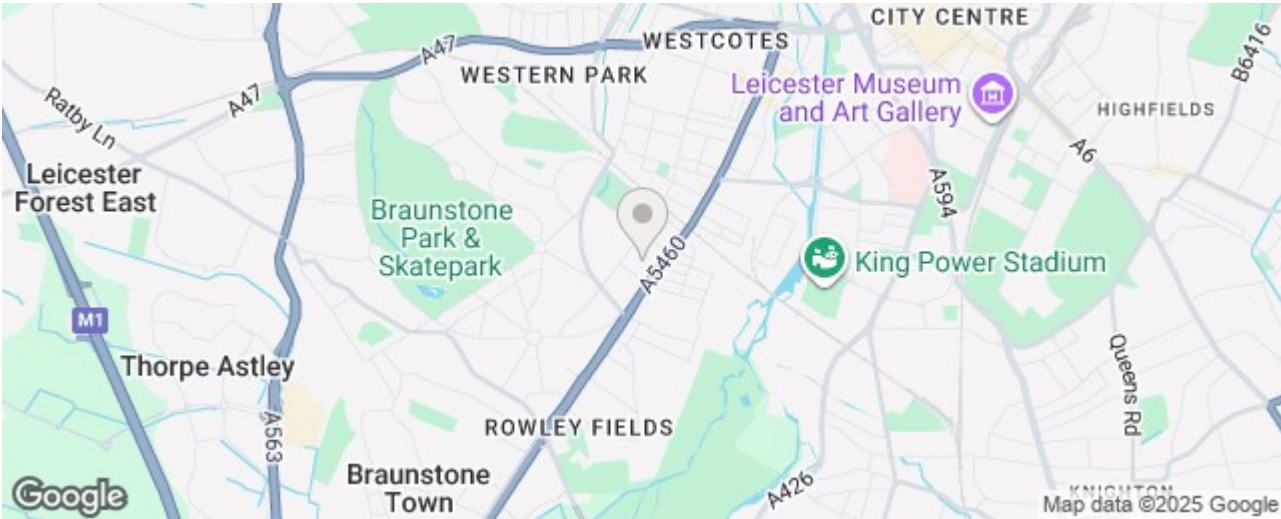
Seths are delighted to present this charming 3 Bedroom Semi Detached Property located on Gaddesby Avenue, conveniently situated just off Imperial Avenue. This home boasts an ideal location, with a mere 10 minute drive to Leicester City Centre, excellent bus connections, and easy access to the Motorway and Fosse Park.

Upon entering, you are welcomed into the Fitted Kitchen, which features Wall and Base Units complemented by Worktops, a Sink, and an Electric Cooker. Adjacent to the Kitchen is a separate Utility Room for added convenience. The Ground Floor also includes a Downstairs Wet Room, equipped with a Walk-In Shower, Wash Basin, and W.C., along with a cozy Lounge area.

Moving to the First Floor, you will find 3 well-proportioned Bedrooms.

At the rear of the property, there is a lovely Garden along with 2 Outbuildings for your storage needs. This home is further enhanced by Gas Central Heating and Double Glazing throughout, ensuring comfort and efficiency.


Rent: £1050PCM  
Security Deposit: £1210  
Tenancy Length: 6 or 12 Months  
Council Tax Band: A  
Pets may be considered at the landlord's discretion and will be subject to a higher rent.



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>	<div>46</div>	<div>83</div>
(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>		
Not energy efficient - higher running costs		
England & Wales		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.

