

AVAILABLE



House - Terraced

# HART ROAD LEICESTER LE5 3FX

£1,025 Per  
Month

## FEATURES

- Two Reception Rooms
- Fitted Bathroom
- Ideal Locations
- Fitted Kitchen
- Three Bedrooms
- Close to Local Shops and Schools



 **SETHS**

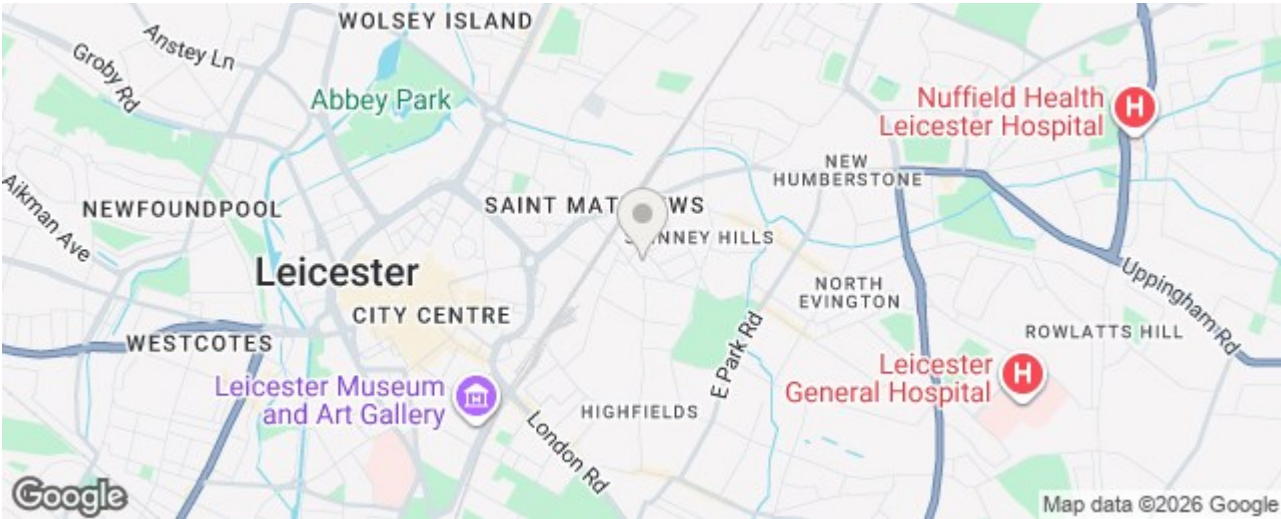
# 3 Bedroom House - Terraced located in Leicester

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

Seths Estate Agents are delighted to present this charming three bedroom mid terraced home in the vibrant and sought-after area of Highfields, Leicester. Stepping inside, you are welcomed by two inviting reception rooms, perfect for both relaxing and entertaining. The fitted kitchen offers a practical layout with an array of wall and base units, while the bathroom includes a bath, wash basin and WC, providing everything needed for comfortable everyday living.

This home enjoys the added benefits of on-road parking, gas central heating and uPVC double glazing throughout, ensuring warmth and efficiency all year round. Perfectly positioned close to a variety of local amenities including banks, shops and well-regarded schools, it offers both convenience and a strong sense of community, making it an ideal choice for families and professionals alike.

Rent: £1025PCM  
 Deposit: £1180  
 Tenancy Length: Periodic  
 Council Tax Band: A



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Council Tax Band  
 A

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>87</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>66</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.

