

AVAILABLE



House - Semi-Detached

# SEAFORD ROAD LEICESTER LE2 8SQ

## £1,200 PCM

### FEATURES

- Three Bedrooms
- Off Road Parking
- Schools within Walking Distance
- Spacious Bedrooms
- Fitted Kitchen Diner
- Front Lounge
- Large Rear Garden
- Fitted Bathroom



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

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

Seths are proud to present this well-maintained three-bedroom semi-detached family home located on Seaford Road, Aylestone.

Ideally situated, the property offers excellent access to Leicester Royal Infirmary, major motorway links, and is within easy walking distance of local shops, schools, and a range of everyday amenities.

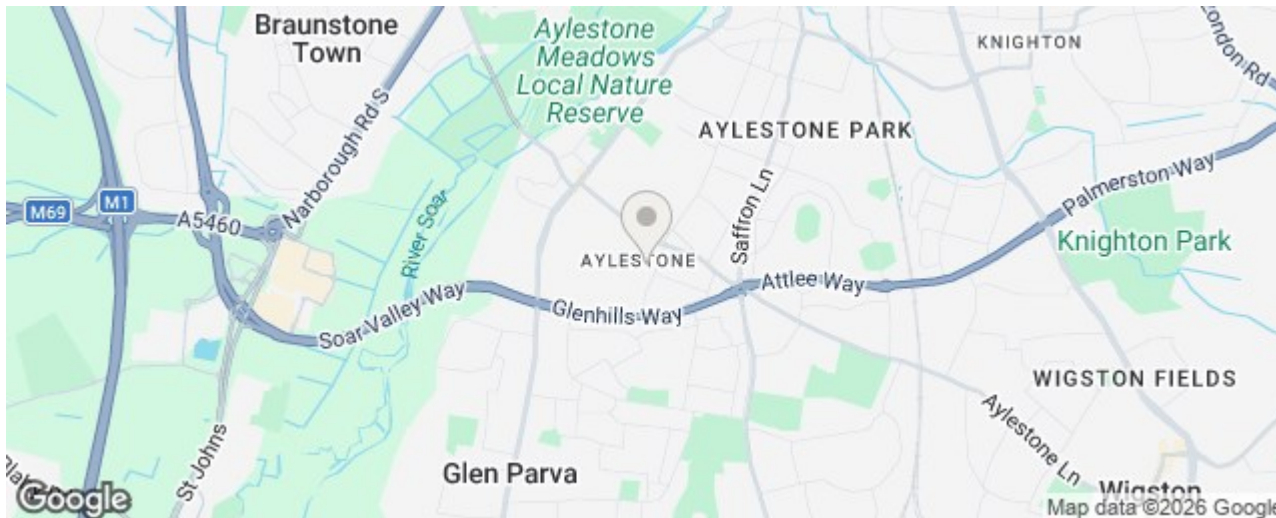
The accommodation briefly comprises an entrance hallway providing access to a spacious lounge, a useful storage cupboard, and a fitted kitchen/diner. The kitchen is fitted with a range of wall and base units with work surfaces over, a sink unit, and an integrated electric hob and oven. The generous dining area offers ample space for a family dining table and benefits from sliding patio doors leading directly to the rear garden.

To the first floor, there are three well-proportioned bedrooms and a fitted family bathroom comprising a bath with shower over, wash hand basin, and W.C.

Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, together with a driveway to the side of the property providing off-road parking.

This property would make an ideal family home and early viewing is highly recommended.

Rent: £1200PCM  
 Security Deposit: £1380  
 Tenancy Length: Periodic  
 Council Tax Band: B



Call us on  
**0116 266 9977**

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

**Council Tax Band**  
**B**

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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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.

