

LET AGREED



House - Terraced

# MELROSE STREET LEICESTER LE4 6FE

£1,100 Per  
Month

## FEATURES

- 3 Bedroom House
- 2 Reception Rooms
- Fitted Kitchen
- Fitted Downstairs Bathroom
- Upstairs W.C.
- Rear Garden
- Close to Local Shops and Amenities
- Close to Local Schools



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

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

Seths are pleased to present this well presented 3 Bedroom Family Home located on Melrose Street in the popular Belgrave area of Leicester.

The Front Door opens into the Lounge. From the Lounge, there is access to the Dining Room which is in turn followed by the Kitchen. The Fitted Kitchen consists of Wall and Base Units with Worktop Over, Gas Cooker and a Sink.

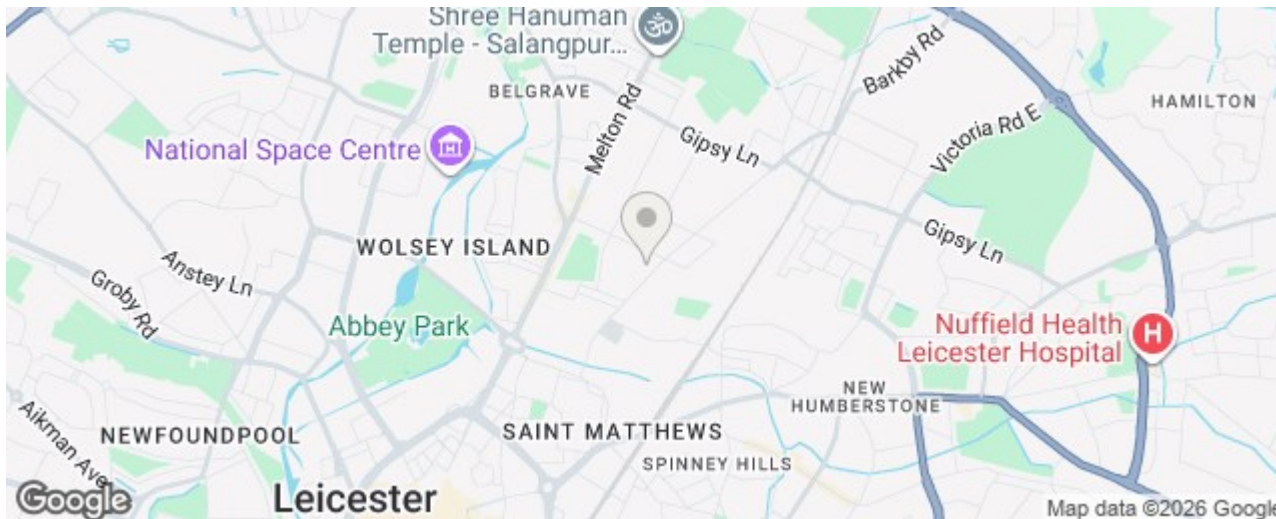
The Bathroom is on the Ground Floor and comprises of a Bath with Shower Over, Wash Basin and W.C.

On the First Floor there are 3 well proportioned Bedrooms and a W.C.

Externally, the property benefits from a Rear Garden and On Street Parking.

The property further benefits from Double Glazing and Gas Central Heating, making it an ideal home for families.

Rent: £1100PCM  
 Security Deposit: £1265  
 Tenancy Length: Periodic  
 Council Tax Band: A




Call us on  
**0116 266 9977**

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**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.

