

LET AGREED



House - Semi-Detached

# EXTON ROAD HUMBERSTONE LE5 4AF

## £950 PCM

### FEATURES

- Semi Detached
- 2 Reception Rooms
- On Road Parking
- Double Glazing
- Newly Refurbished
- 2 Double Bedrooms
- Gas Central Heating
- Off Uppingham Road



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Humberstone

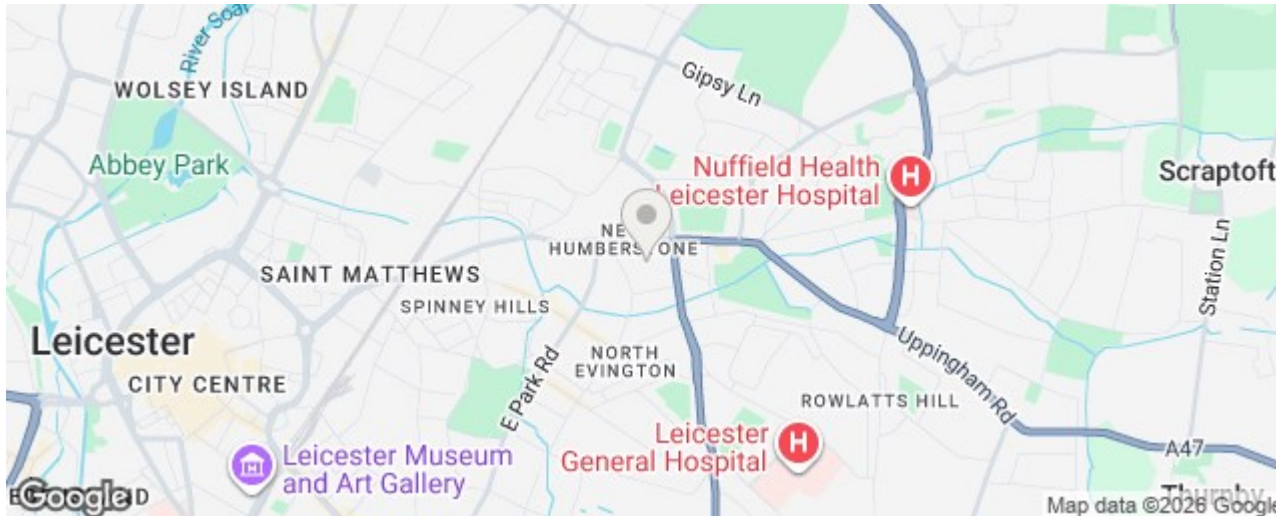
Nestled on Exton Road, just off the bustling Uppingham Road, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two cosy bedrooms, The bathroom is conveniently located, providing essential amenities for daily living.

The location is particularly appealing, as it combines the tranquillity of a residential area with easy access to local amenities and transport links. Residents will appreciate the nearby shops, parks, and schools, making it an ideal choice for families and individuals alike.

This semi-detached house on Exton Road is a delightful blend of comfort and convenience, making it a must-see for anyone Don't miss the chance to explore this lovely property and envision the possibilities it holds for you.

Rent: £950PCM  
 Security Deposit: £1095  
 Tenancy Length: Periodic  
 Council Tax Band: A



Call us on  
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[www.seths.co.uk](http://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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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.

