



## St James Road

, Leicester, LE2 1HQ

# Rental £150 Weekly

Room in 9 bedroom House Share available 02 July 2025

34 Oxford Street, Leicester, , LE1 5XU  
[leicester@loc8me.co.uk](mailto:leicester@loc8me.co.uk)

0116 216 7362

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

Welcome to your new home! This stunning 9-bedroom house share is perfectly located near the vibrant and picturesque Victoria Park, offering a spacious and comfortable living environment for you and your housemates. With a lovely garden, generous-sized bedrooms, a large kitchen/diner, and the convenience of on-road permit parking, this property is a dream come true for those seeking a spacious and well-connected home. Rent advertised includes bills. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a unique URL to track its location for life. Make a positive impact on the environment while enjoying a seamless lifestyle. <https://ecologi.com/capgemini> Key Features: 9 generously sized bedrooms, providing ample space for privacy and personalisation. A large and well-appointed kitchen/diner, perfect for cooking and dining together with friends. A charming garden, ideal for relaxing and outdoor gatherings during sunny days. Convenient on-road permit parking, making it easy for residents and guests to find a spot. Located near the beautiful Victoria Park, offering green spaces and recreational activities. Excellent transport links for quick and easy access to the city centre and beyond. This property is the epitome of comfort and convenience, with its ample living space and prime location. And when you choose to live in a loc8me home, you'll enjoy Property Ref: inst-18236

All measurements are approximate.

### Further Information

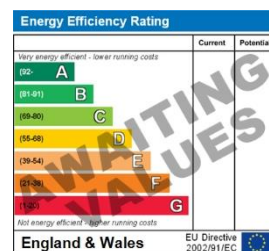
The deposit required is £250

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Company

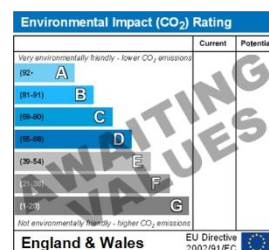
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 14 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 10/05/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787