



# 35 JOHNSON ROAD

BIRSTALL, LE4 3AT

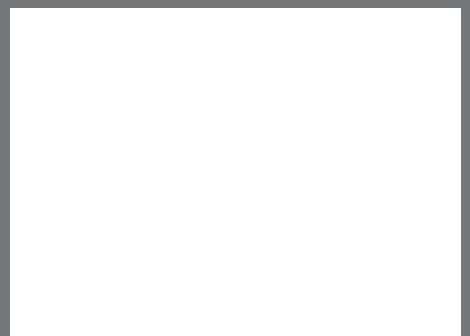
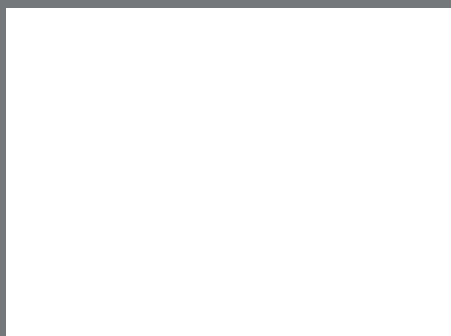
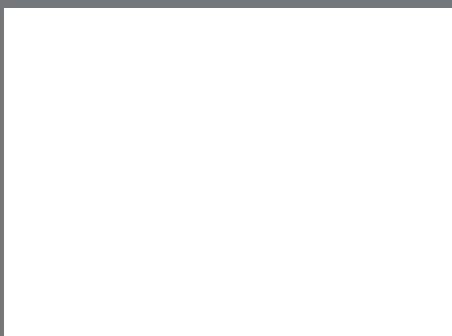
Per month

**£850 Per**



**\*LET PRIOR TO MARKETING : SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS\*** A spacious three bedroom bay-fronted semi-detached house situated in the popular area of Birstall, close to Leicester city centre.

Presented to a good standard, the property benefits from gas central heating and uPVC double glazing and briefly comprises lounge with gas fire, kitchen with some appliances, cloakroom/w.c., three bedrooms and a first floor bathroom. Outside there is a generous sized rear garden with patio area and off road parking to the front.



# House - Mid Terrace

## ACCOMMODATION

### SUMMARY

\*LET PRIOR TO MARKETING : SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS\*

### LOCATION

To locate the property take the A6 Loughborough Road out of Leicester. After passing over the McDonalds roundabout, Johnson Road is the sixth road on the left and the property can be found about 100 yards along on the right hand side.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Charnwood Borough Council : Band C.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : E. (New EPC on order)

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son .

INTERNET : ADSL And Fiber available.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** . xxx year lease from xxxx.

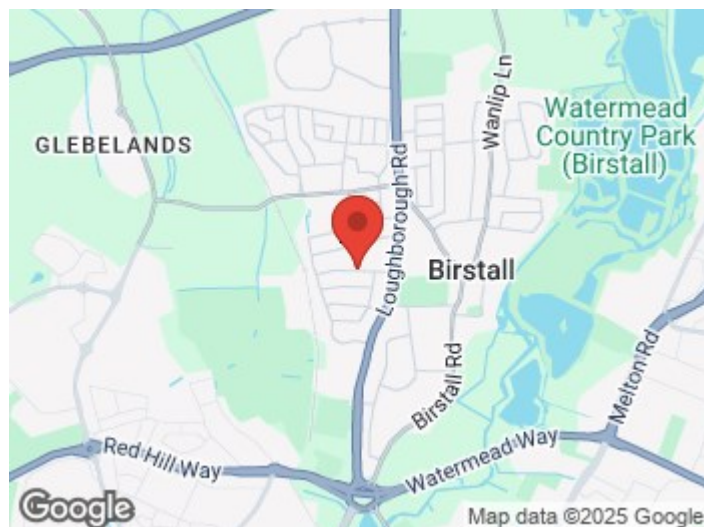
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Charnwood Council

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC