



READINGS

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£1,400 PCM

9 Greystone Avenue, Leicester, LE5 6SF

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What a fantastic family home! Lying in a very desirable location, this spacious property benefits from gas central heating and double glazing. There's also a huge back garden, so make sure you enjoy gardening! Inside you'll find a spacious reception hall, lounge opening to a large dining room, modern kitchen, utility room, shower room/WC and garage. Upstairs there are 3 spacious bedrooms with en-suite shower room to the master. There's also a family shower room/WC. Outside established gardens and driveway complete the accommodation. Viewing an absolute must! Council Tax band D

Enclosed Porch

Reception Hall

Lounge

15'1" into bay x 11'9" max (4.6m into bay x 3.6m max)
With concertina folding doors to:

Dining Room

17'4" into bay x 11'9" (5.3m into bay x 3.6m)

Kitchen

10'5" x 8'10" (3.2m x 2.7m)

With modern base and eye level units, built in oven and grill, gas hob and extractor fan.

Utility Room

With plumbing for washing machine and doors to front and rear elevation, door to garage.

Shower Room/WC

With shower cubicle, wash hand basin and toilet.

First Floor Landing

Bedroom 1 Rear

16'8" into bay x 11'1" max (5.1m into bay x 3.4m max)
With built in wardrobes and cupboards.

En-Suite Shower Room

With shower cubicle, wash hand basin and toilet.

Bedroom 2 Front

16'0" into bay x 9'10" to wardrobes (4.9m into bay x 3m to wardrobes)

Bedroom 3 Front

13'9" (to restricted head height) x 8'10" (4.2m (to restricted head height) x 2.7m)

Shower Room/WC

With suite comprising double shower cubicle, wash hand basin and toilet.

Outside

Front garden and driveway with off street parking. Large rear garden, being well established and well maintained.

Single Garage

15'8" x 7'10" (4.8m x 2.4m)

With up and over door, rear courtesy door to utility room and Worcester combination central heating/hot water boiler.

Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.

4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Property information questions

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: D

Type of Construction: Traditional

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Medium

Annual Estate Management Charge If Applicable: N/A

