



# READINGS

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£950 PCM

13 Hobson Road, Leicester, LE4 2AR



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What a home! This spacious semi-detached property lies in a great spot just off Abbey Lane. handy for the inner and outer ring roads, with good local facilities and beautiful Abbey Park a short distance away. The gas centrally heated and double glazed accommodation comprises hall, 2 reception rooms, newly fitted kitchen, 3 generous bedrooms and shower room/WC. Viewing a must! PLEASE NOTE THAT THIS PROPERTY HAS NO GARDEN/OUTDOOR SPACE.

## Reception Hall

### Front Reception Room

12'5" x 11'9" (3.8m x 3.6m)

Opening to:

### Rear Reception Room

13'5" x 11'9" (4.1m x 3.6m)

### Rear Lobby

With walk-in pantry/meter cupboard.

### Fitted Kitchen

10'9" x 10'2" (3.3m x 3.1m)

Newly fitted with range of base and eye level units, work surfaces and built in electric oven, 4 ring electric hob and extractor hood.

## First Floor Landing

### Bedroom 1 Front

15'5" max x 12'5" (4.7m max x 3.8m)

### Bedroom 2 Middle

13'5" x 9'2" max (4.1m x 2.8m max)

### Bedroom 3 Rear

12'9" x 8'6" (3.9m x 2.6m)

### Shower Room/WC

With double shower cubicle, vanity wash hand basin unit and toilet.

## 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:

Local Authority:

Council Tax Band:

Type of Construction:

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:

Annual Estate Management Charge If Applicable:

