



READINGS

www.readingspropertygroup.com



£825 PCM

103 Wolverton Road, Leicester, LE3 2AJ

103 Wolverton Road, Leicester, LE3 2AJ

This pleasant two bedroomed mid terraced home lies in a popular location, just off Narbrough Road, on the south western fringes of Leicester. Benefiting from gas central heating and UPVC double glazing, the accommodation includes two reception rooms, kitchen, two well proportioned bedrooms and a bathroom/WC with modern suite and shower over the bath. Internal inspection a must! Council Tax band A

Front reception room

12 x 11max (3.66m x 3.35mmax)

Rear reception room

12 x 11 (3.66m x 3.35m)

Modern kitchen

13 x 6 (3.96m x 1.83m)

With modern base and eye level storage units, single drainer sink unit inset to work surface

Bedroom 1 front

12 x 10'10 (3.66m x 3.30m)

With built-in wardrobes and box bay window.

Bedroom 2 rear

12 x 10 (3.66m x 3.05m)

Built-in storage cupboard.

Fitted bathroom/ WC

With modern white suite comprising panelled bath with shower over and screen, WC, pedestal wash hand basin.

Outside

Paved rear garden with outbuildings.

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.

