



READINGS

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£999 PCM

9 Pulford Drive, Scraptoft, Leicester, LE7 9UD

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Wow-what a super home! This spacious unfurnished semi-detached property lies in a great spot on the Thurnby/Scraptoft border to the East of Leicester. Handy for a great range of local amenities (and some super countryside!) the property benefits from gas central heating and double glazing. Inside you'll find a porch, hallway, lounge, dining room and kitchen on the ground floor. Upstairs there are 3 good bedrooms, a well equipped bathroom and separate WC. Outside there's off street parking to the front, a car port and garage to the side and a huge rear garden (so you've got to enjoy gardening to make the most of this property!) Viewing is a must. Council tax band C

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.

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.

Enclosed Porch

Reception Hall

With stairs to first floor.

Lounge

17'8" x 10'9" (5.4m x 3.3m)

Dining Room

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

With French door to garden.

Kitchen

12'9" x 8'2" (3.9m x 2.5m)

First Floor Landing

Bedroom 1 Rear

11'1" x 10'9" to wardrobes (3.4m x 3.3m to wardrobes)

Bedroom 2 Front

14'1" x 10'2" max (4.3m x 3.1m max)

Bedroom 3 Front

7'10" x 6'10" (2.4m x 2.1m)

Bathroom

With shower cubicle, bath and vanity wash hand basin.

Separate WC

With dual flush WC

Outside

Driveway with car standing to front. Carport and single sectional garage to side, large, established rear garden with ornamental pond.

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:

