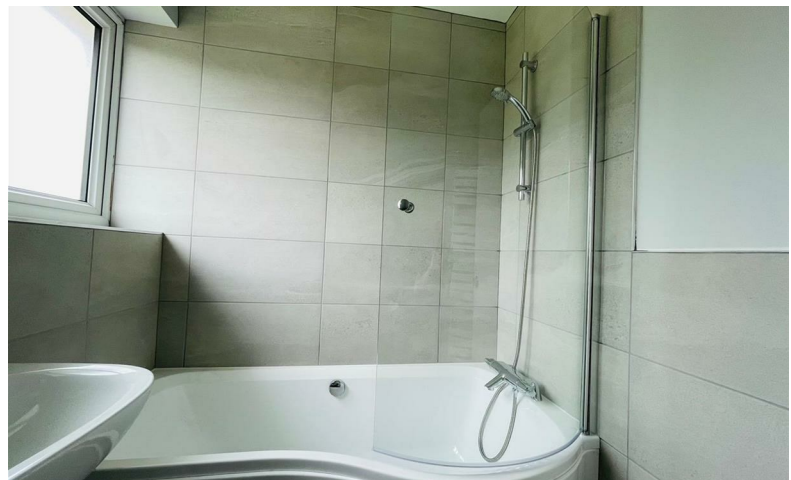




# READINGS

www.readingspropertygroup.com



£1,300 PCM

82 London Road, Oadby, Leicester, LE2 5DJ

## 82 London Road, Oadby, Leicester, LE2 5DJ

What a home! Set back from London Road, close to the centre of Oadby, this stylish semi-detached property is sure to please! Recently extensively refurbished by the landlord, step inside and on the ground floor you'll find a hallway, stylish re-fitted kitchen and spacious through lounge/diner. Upstairs there are 3 good bedrooms and a re-fitted bathroom/WC with shower over the bath. The property sits on a generous plot with plenty of off street parking to the front and an established, enclosed rear garden. Viewing a must! Council tax band C

### Reception Hall

### Through Lounge/Diner

21'3" max x 13'1" max 7'10" min (6.5m max x 4m max 2.4m min)

### Kitchen

11'9" max x 10'9" max (3.6m max x 3.3m max)

Newly fitted with smart base and eye level units, worksurfaces, built in electric oven/grill, electric halogen hob, extractor hood.

### First Floor Landing

### Bedroom 1 Front

11'9" x 9'10" (3.6m x 3m)

### Bedroom 2 Rear

12'5" max 10'9" min x 9'2" (3.8m max 3.3m min x 2.8m)

### Bedroom 3 Front

9'2" x 8'10" (2.8m x 2.7m)

### Bathroom/WC

With newly fitted modern suite comprising panelled shower bath with mains shower over, wash hand basin and toilet.

### Outside

The property lies on a large established plot. There's plenty of off street parking on the gravelled driveway and an enclosed rear garden with lawn and patio.

### 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:

