



# READINGS

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## £850 PCM

160 Avenue Road Extension, Leicester, Leicestershire, LE2 3EJ

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What a smasher! This mid terraced home lies in the fashionable Clarendon Park area of the city. Inside you'll find 2 reception rooms kitchen with cooker and washing machine, landing, 2 bedrooms and a bathroom/WC with shower over the bath. Outside there's an established rear garden. Handy for Queen's Road and Welford Road. Viewing a must! Council tax band B

## Front Reception Room

11'5" x 10'9" max (3.5m x 3.3m max)

## Rear Reception Room

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

## Kitchen

11'9" x 6'6" (3.6m x 2m)

Base and eye level units, worksurfaces, free-standing gas cooker and washing machine.

## First Floor Landing

## Bedroom 1 Front

11'5" x 12'5" max (3.5m x 3.8m max)

## Bedroom 2 Rear

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

## Bathroom

11'5" x 6'6" (3.5m x 2m)

Bath with electric shower over, wash hand basin and toilet. Cupboard housing Worcester combination central heating/hot water boiler.

## Outside

Paved and lawned rear garden with brick 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.

