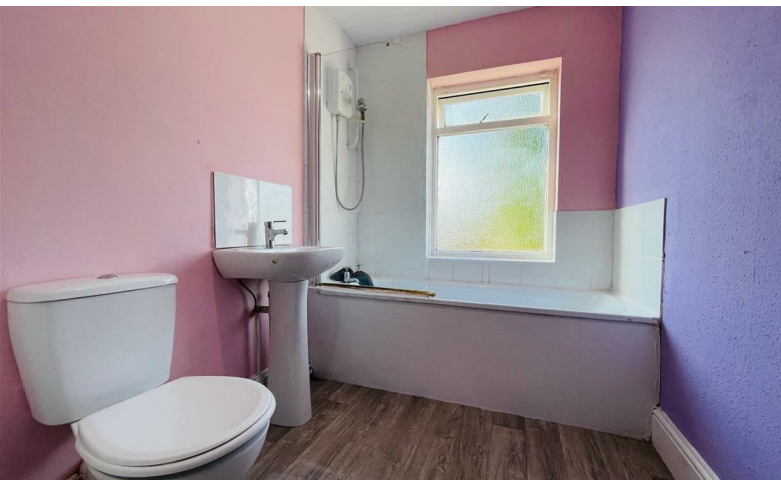




# READINGS

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£795 PCM

41 Margaret Street, Coalville, LE67 3LY

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Welcome to this charming property located on Margaret Street in the popular town of Coalville. This terraced house boasts 2 reception rooms and a kitchen on the ground floor. With 2 bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or a home office. There's a first floor bathroom/WC and a pleasant rear garden. Situated just off the High Street in Coalville it's ideally placed for access to a great range of local amenities. Don't miss out on the chance to make this house your home sweet home in the heart of Coalville! Council tax band A

### Front Reception Room

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

### Rear Reception Room

15'1" x 11'5" (4.6m x 3.5m)

### Kitchen

13'9" x 5'10" (4.2m x 1.8m)

With base and eye level units and freestanding cooker.

### First Floor Landing

### Bedroom 1 Front

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

### Bedroom 2 Rear

12'1" x 8'6" (3.7m x 2.6m)

### Bathroom

With panelled bath with shower over, wash hand basin and toilet.

### Outside

There's a good sized paved and grassed garden to the rear.

### 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.

