



READINGS

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£1,500 PCM

125 Carisbrooke Road, Leicester, LE2 3PG

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This stunning, part-furnished extended semi detached home lies on mature corner plot in the sought-after suburb of Knighton. Inside you'll find a reception hall, three spacious reception rooms, kitchen and cloakroom WC. Upstairs there are three bedrooms and a large family bathroom with modern four piece suite. The external accommodation includes front and gardens and off street parking. Internal inspection is a real must! Council tax band C

Enclosed Porch

Reception Hall

With stairs leading to first floor.

Lounge

14'9" into bay x 11'9" (4.5m into bay x 3.6m)

With bay window to front elevation.

Dining Room

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

Sitting Room

14'9" x 11'5" (4.5m x 3.5m)

Kitchen

11'9" x 10'2" max (3.6m x 3.1m max)

Shower Room/WC

With modern suite comprising shower cubicle, wash hand basin and toilet.

First Floor Landing

Bedroom 1 Front

15'1" into bay x 11'1" (4.6m into bay x 3.4m)

Bedroom 2 Rear

12'5" x 9'10" (3.8m x 3m)

Bedroom 3 Front

8'2" x 7'10" (2.5m x 2.4m)

Fabulous Bathroom/WC

13'5" x 7'10" (4.1m x 2.4m)

With panelled bath, large walk-in shower cubicle, vanity wash hand basin unit and dual flush WC.

Outside

Established front and rear gardens. Off street parking to front and 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.

