



READINGS

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£895 PCM

126 Knighton Fields Road West, Leicester, Leicestershire, LE2 6LG

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A lovely bay fronted terraced home, opposite the park & close to excellent facilities. The property has been carefully and extensively upgraded by the landlord. There's gas central heating and double glazing, of course, but also new floor coverings, smart decor and newly fitted kitchen with oven and hob and bathroom-wow!! Inside you'll find 2 reception rooms, kitchen, 2 bedrooms, useful dressing room and the bathroom/WC. Outside there's a small forecourted front garden and an established rear garden with useful brick stores. Please note, the plumbing for your washing machine is in the outhouse. Viewing a must! Council tax band A

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.

Front Reception Room

12'1" x 11'1" max (3.7m x 3.4m max)

Rear Reception Room

12'1" x 11'1" max (3.7m x 3.4m max)

Kitchen

12'9" x 6'2" (3.9m x 1.9m)

Newly fitted with modern base and eye level units, work surfaces and built in oven, hob and extractor hood

Landing

Bedroom 1 (Front)

13'1" max x 12'1" max (4m max x 3.7m max)

Bedroom 2 (Rear)

12'1" x 9'10" (3.7m x 3m)

Box Room/ Dressing Room

7'2" x 6'0" (2.2m x 1.85m)

Bathroom

With newly fitted suite comprising panelled bath with shower over, designer wall mounted vanity wash hand basin unit and dual flush WC

Garden

Forecourted area to the front with dwarf wall and wrought iron gate. Established rear garden with useful brick stores housing plumbing for washing machine

