



# READINGS

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## £975 PCM

311 Avenue Road Extension, Leicester, Leicestershire, LE2 3ER



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What a smasher! This smart mid terraced home lies in the fashionable Clarendon Park area of the city and has in recent years been refurbished by the landlord. Inside you'll find a hallway, 2 reception rooms, newly fitted kitchen with oven, hob and extractor hood, landing, 2 bedrooms and a bathroom/WC with shower over the bath. Outside there's a sunny, established rear garden. Handy for Queen's Road and Welford Road. Viewing a must! Council tax band B

## Reception Hall

### Front Reception Room

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

### Rear Reception Room

14'1" max x 10'9" (4.3m max x 3.3m)

### Kitchen

9'6" x 5'10" (2.9m x 1.8m)

fitted with base and eye level units, worksurfaces and built in oven, hob and extractor hood.

## First Floor Landing

### Bedroom 1 Front

14'1" x 10'9" (4.3m x 3.3m)

### Bedroom 2 Rear

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

### Bathroom/WC

8'10" x 5'10" (2.7m x 1.8m)

With fitted suite comprising panelled bath with shower over and glazed shower screen, wash hand basin and toilet.

## Outside

Enclosed rear garden.

## 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: Leicester City Council

Council Tax Band: B

Type of Construction: Traditional solid brick.

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: Medium

Annual Estate Management Charge If Applicable: N/A

## Rightmove Viewing Procedure

1. Send an email enquiry through Rightmove and fill in the preliminary application form with your details
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 your application with the landlord. If they are happy, we will book a physical viewing at the property
4. After the viewing you will provide your feedback on the automatic feedback form. If the landlord selects your application, you will pay a 1 week's rent holding deposit and proceed to the referencing
5. Once the references are complete and acceptable, you will book your move in date. The contract will be sent out the week before
6. You will need to pay your first months rent and deposit a few days before your move in date (minus the 1 week's rent holding deposit you already paid)
7. You will need to bring your original passport with you on the day you collect the keys for the physical Right to Rent checks

