



READINGS

www.readingspropertygroup.com



£775 PCM

11 Biddulph Street, Leicester, Leicestershire, LE2 1BH

11 Biddulph Street, Leicester, Leicestershire, LE2 1BH

This charming terrace home has just been recently upgraded by the landlord to include new kitchen, shower room, floor coverings and internal décor. Inside you'll find a reception lobby, lounge and kitchen on the ground floor. Upstairs there are 2 bedrooms and a shower room/WC. A private, enclosed, paved rear garden completes the accommodation. This is a highly sought after area so internal inspection is strongly advised! Please note, this property is situated next to a funeral directors. Council tax band A

Reception Hall

With stairs to first floor and under stairs meter cupboard.

Lounge

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

Kitchen

11'1" x 5'10" (3.4m x 1.8m)

Newly fitted with base and eye level units, built in electric oven and hob, extractor hood and free standing fridge/freezer.

First Floor Landing

Bedroom 1 Front

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

Bedroom 2 Rear

10'9" max x 8'2" max (3.3m max x 2.5m max)

Shower Room/WC

11'5" x 5'10" (3.5m x 1.8m)

Newly fitted with suite comprising shower cubicle, toilet and wash hand basin.

Outside

Pleasant enclosed paved rear garden.

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.

