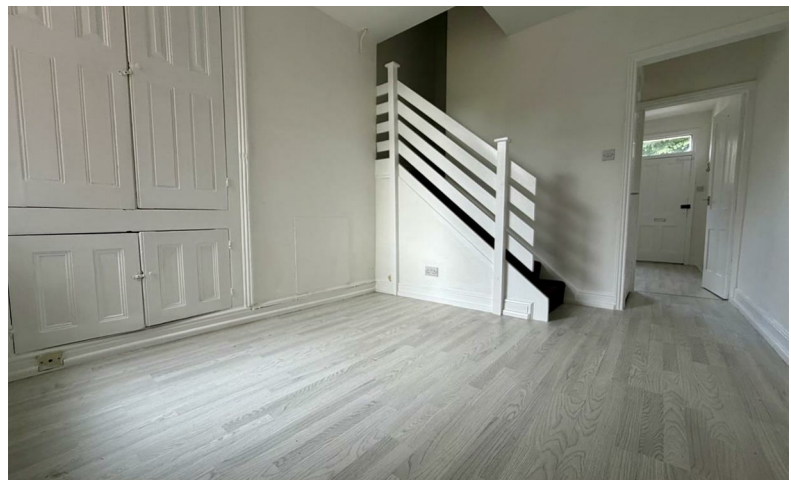




READINGS

www.readingspropertygroup.com



£795 Per Month

67 The Green, Mountsorrel, Loughborough, LE12 7AE

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This cosy Victorian cottage lies in a pleasant setting on The Green in the popular village of Mountsorrel. Inside you'll find gas central heating, part double glazing, 2 reception rooms, a kitchen with built in electric oven and hob, 2 bedrooms and a bathroom with shower over the bath. There's a small rear garden with store. Mountsorrel is a popular village to the North of Leicester, just off the A6 and affording convenient access to Leicester and Loughborough. Council tax band A. PLEASE NOTE THAT THE SMALL BACK GARDEN IS UNFENCED AND IS SUBJECT TO SHARED RIGHTS OF WAY WITH THE NEIGHBORING PROPERTIES

Front Reception Room

11'1" max x 10'9" (3.4m max x 3.3m)

Rear Reception Room

11'9" max 9'10" min x 9'2" (3.6m max 3m min x 2.8m)

Kitchen

8'6" x 5'6" (2.6m x 1.7m)

First Floor Landing

Bedroom 1 Front

11'1" max x 10'9" (3.4m max x 3.3m)

Bedroom 2 Rear

11'9" x 6'10" (3.6m x 2.1m)

Bathroom/WC

8'6" x 5'6" (2.6m x 1.7m)

With panelled bath with shower over, wash hand basin, toilet and airing cupboard housing Worcester central heating/hot water boiler.

Outside

Rear garden, brick outbuilding. The small back garden is unfenced and is subject to shared rights of way with the neighboring properties.

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

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.

