



READINGS

www.readingspropertygroup.com



£1,200 PCM

30 Broom Leys Road, Coalville, LE67 4DA

30 Broom Leys Road, Coalville, LE67 4DA

Nestled on Broom Leys Road in Coalville, this delightful house presents an excellent opportunity for families and individuals alike. Recently upgraded, the property boasts a newly fitted kitchen and bathroom, ensuring modern convenience and style. The new floor coverings throughout add a touch of elegance, making it a welcoming space to call home.

With two spacious reception rooms, there is ample room for relaxation and entertaining guests. The layout is designed to provide both comfort and functionality, catering to the needs of contemporary living. The three well-proportioned bedrooms offer a peaceful retreat, perfect for unwinding after a long day.

One of the standout features of this property is the mature garden, which provides a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. Viewing is a must! Council tax band B

Reception Hall

Front Reception Room

13'1" into bay x 11'5" (4m into bay x 3.5m)

Rear Reception Room

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

Re-Fitted Kitchen/Diner

22'7" x 6'10" (6.9m x 2.1m)

With extensive range of base and eye level units and worksurfaces, built-in electric oven/grill, 4 ring electric hob and extractor hood, built in fridge/freezer.

First Floor Landing

Bedroom 1 Front

13'9" into bay x 11'5" (4.2m into bay x 3.5m)

Bedroom 2 Rear

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

Bedroom 3 Front

6'10" x 6'2" (2.1m x 1.9m)

Re-fitted Bathroom/WC

7'2" x 5'10" (2.2m x 1.8m)

Outside

Gravelled front driveway with off street parking, gated side access leading to a mature enclosed rear garden with private rear aspect.

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.

