



READINGS

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£950 PCM

36 Severn Road, Oadby, Leicester, Leicester, LE2 4FY

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A lovely modern town house lying in a great spot in the ever popular area of Oadby. It's clean and tidy throughout, with some nice decor internally. Benefits include double glazing and electric heating. There's a reception lobby, spacious lounge, breakfast kitchen, 2 bedrooms and bathroom/WC. Outside gardens wrap round the rear and side of the property and there's useful car standing for more than 1 car. Viewing a must! Council tax band B

* Pictures taken before the start of this tenancy *

Hall

Cloaks/WC

Lounge

14'4" x 12'5" (4.38m x 3.79m)

Kitchen

15'8" x 7'9" (4.80m x 2.37m)

Landing

Bedroom One

12'4" + recess x 12'2" (3.78m + recess x 3.71m)

Bedroom Two

10'2" x 8'9" (3.10m x 2.68m)

Bathroom

6'7" x 6'2" (2.03m x 1.89m)

Outside

Gardens wrap round the rear and side of the property and there's useful car standing for more than 1 car.

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.

