



READINGS

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£1,200 PCM

12 Hill Rise, Thurmaston, Leicester, Leicestershire, LE4 9TB

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What a home! This extended semi-detached property lies in a really popular spot on the edge of Thurmaston. It's been extended on the ground floor, which gives a splendid newly fitted kitchen/diner! Inside you'll also find 2 spacious reception rooms, cloaks/WC, welcoming hallway, 3 bedrooms and bathroom/WC. Outside there's ample block paved car standing to the front and a spacious, mature rear garden. An ideal home for the growing family. Viewing is a must! Council tax band B

Reception Hall

Front Reception Room

14'5" into bay x 10'9" (4.4m into bay x 3.3m)

Rear Reception Room

11'9" x 10'9" (3.6m x 3.3m)

Kitchen/Diner

18'0" x 9'10" (5.5m x 3m)

With modern base and eye level units, built in electric oven, four ring gas hob, extractor hood, dishwasher and fridge/freezer.

Cloaks/WC

With toilet and wash hand basin.

First Floor Landing

Bedroom 1 Front

13'1" x 10'9" max (4m x 3.3m max)

Bedroom 2 Rear

12'1" x 9'6" (3.7m x 2.9m)

Bedroom 3 Rear

8'6" x 7'2" (2.6m x 2.2m)

Bathroom/WC

With white suite comprising panelled bath with shower over, wash hand basin and toilet.

Outside

Block paved front driveway with car standing and adjacent gravelled area. Mature rear garden with lawn, patio, shrubs and borders.

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.

