



READINGS

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£1,200 PCM

50 Ferndale Road, Thurmaston, Leicester, LE4 8JD

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Wow! Readings are thrilled to be marketing this extended mid town house in a super location in ever popular Thurmaston! Benefits include gas central heating, double glazing and off road parking. Inside you'll find a spacious hall, lounge and dining area, extended fitted kitchen with range of appliances 3 bedrooms and family bathroom. Outside there's off street parking to the front and a lovely, established rear garden. Viewing is a must! Council tax band B

Reception Hall

Lounge/Diner

21'9" x 12'9" max 8'10" min (6.65m x 3.91m max 2.7m min)
A lovely room with front and rear aspects.

Extended Breakfast Kitchen

17'10" x 8'11" max 5'2" min (5.44m x 2.74m max 1.60m min)
With comprehensive range of built in base and eye level units, built in oven, hob, extractor fan, fridge/freezer, free standing washing machine.

First Floor Landing

Bedroom 1 Rear

10'11" x 10'0" plus 6'6" dressing areas measuring (3.35m x 3.05m plus 2 dressing areas measuring 1.4m)
With 2 built in dressing areas.

Bedroom 2 Front

11'5 x 11'5 (3.48m x 3.48m)

Bedroom 3 Front

7'4 x 6'2 (2.24m x 1.88m)

Bathroom/WC

With modern white suite comprising panelled bath with shower over, wash hand basin, WC.

Outside

"Cobblecrete" front driveway, with car standing to the front. To the rear of the property, there's a lovely, sunny rear garden.

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.

