



# READINGS

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£895 PCM

39 Oakley Road, Leicester, Leicestershire, LE5 3NJ

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This 2 bedroom terraced home lies in a really popular spot just off Uppingham Road on the Eastern fringes of the city. Inside you'll find gas central heating, comprising 2 reception rooms, kitchen, 2 bedrooms and a bathroom/WC with shower over the bath. Outside there's a small paved rear garden with brick outbuildings. The rear windows are single glazed. Viewing a must! Council tax band A **\*\*PLEASE NOTE, THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANTS MOVED IN SO THE PROPERTY MAY DIFFER\*\***

### Front Reception Room

11'9" x 11'1" max (3.6m x 3.4m max)

### Rear Reception Room

11'9" x 11'1" max (3.6m x 3.4m max)

### Kitchen

12'5" x 6'6" (3.8m x 2m)

### First Floor Landing

### Bedroom 1 Front

11'9" x 11'1" max (3.6m x 3.4m max)

### Bedroom 2 Rear

11'9" x 8'2" max (3.6m x 2.5m max)

### Bathroom/WC

12'5" x 6'6" (3.8m x 2m )

With newly fitted suite comprising panelled bath with shower over and screen, wash hand basin and dual flush WC.

### Outside

Shared rear access leads to a paved rear garden with outbuildings.

### 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.

