READINGS
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£800 PCM

9 Lorrimer Road, Leicester, LE2 8AU

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This charming mid-terraced house located on Lorrimer Road offers a sense of community while still being close to local amenities, parks, and transport links, ensuring that everything you need is within easy reach. The property features two well-proportioned reception rooms, two spacious bedrooms, a kitchen with a gas cooker and a mature rear garden. The bathroom is conveniently located along a hallway off both of the bedrooms. On street parking. Viewing is a must! Council tax band A

Front Reception Room
11'1" x 10'9" max (3.4m x 3.3m max)

Rear Reception Room
11'1" x 10'9" max (3.4m x 3.3m max)

Kitchen
8'6" x 5'6" (2.6m x 1.7m)

First Floor Landing

Bedroom 1 Front
11'1" x 10'9" max (3.4m x 3.3m max)

Bedroom 2 Rear
11'5" x 8'2" max (3.5m x 2.5m max)

Bathroom/WC
8'2" x 5'6" (2.5m x 1.7m)
Panelled bath with moxer shower, wash hand basin and toilet.

Outside
Established rear garden with outbuildings.

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.

