



READINGS

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£895 PCM

18 Vaughan Street, Leicester, LE3 5JL

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What a stunner! This Victorian terraced home lies in a convenient and popular area. The gas centrally heated, double glazed accommodation includes 2 reception rooms, kitchen with built in oven and hob, 2 bedrooms and a bathroom/WC. Outside there's a pleasant paved rear garden and useful outbuildings. Viewing a must! Council tax band A

Front reception room

11'6" x 10'6" max (3.5 x 3.2 max)

Rear reception room

11'10" x 10'6" max (3.6 x 3.2 max)

Kitchen

11'9" x 6'6" max (3.6 x 2m max)

With modern base and eye level units, built in electric oven, hob and extractor hood.

First floor landing

Bedroom 1 Front

12'2" max x 11'6" (3.7 max x 3.5)

Bedroom 2 Rear

11'10" x 9'2" max (3.6 x 2.8 max)

Bathroom/WC

11'6" x 6'7" (3.5 x 2)

With bath with shower over, wash hand basin and sink.

Outside

There's a paved rear garden with useful brick stores and WC.

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.

Application Procedure

1. Return the completed application form(s) to us along with your passports and proof of your address.

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.

4. On the day that you move into the property you will need to pay your first months rent and deposit
i) Deposit is 5 weeks rent payable on your move in date

