



# READINGS

[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



## £1,100 PCM

3 Pits Avenue, Braunstone Town, Leicester, LE3 2XL



## 3 Pits Avenue, Braunstone Town, Leicester, LE3 2XL

This fabulous 3 bed roomed semi detached home lies in a popular location affording easy access to Fosse Park & the motorways. The property benefits from GCH, Upvc double glazing, modern kitchen with some appliances & updated 3 piece bathroom suite with a shower over the bath. There is a spacious lounge/diner, utility area & 3 bedrooms. A generous garden, driveway & garage complete the accommodation. Super home-viewing a must! Video tour to follow. Council tax band B

### Reception Hall

Wood effect laminate flooring, stairs to first floor, ceiling mounted smoke alarm

### Through Lounge/Diner

24'3" x 11' max 9' (7.39m x 3.35m max 2.74m)

Wood effect laminate flooring, upvc window to front, aluminium double glazed patio doors to rear

### Kitchen

10'8"x 8' (3.25mx 2.44m)

With modern base and eye level oak fronted units, roll edged work surfaces, attractive slate effect flooring, built in oven and hob, fridge/freezer, door to utility area.

### Landing

Loft access via ceiling, upvc window.

### Bedroom 1 Front

12'11" x 8'2" to wardrobes (3.94m x 2.49m to wardrobes)

Built in wardrobes, upvc window.

### Bedroom 2 Rear

10'9" x 10'1" (3.28m x 3.07m)

Upvc window, cupboard housing Worcester Bosch combination boiler.

### Bedroom 3 Rear

9'8" x 7'4" (2.95m x 2.24m)

Upvc window, built in wardrobe.

### Refitted bathroom

Refitted modern 3 piece bathroom suite with a shower over the bath.

### Outside

### 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.

### 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.

### Property information questions

Tenure: Freehold

Local Authority: Blaby District

Council Tax Band: B

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Annual Estate Management Charge If Applicable:

