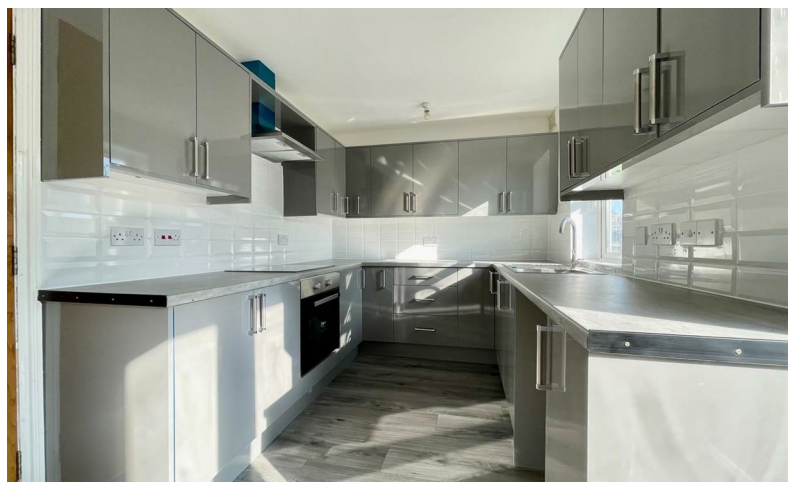




# READINGS

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## £950 PCM

38 Severn Road, Oadby, Leicester, LE2 4FY



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What a stunner! This modern mid-town house has been extensively re-furnished by the landlords in the recent years. Step inside and you'll find a welcoming hallway with a handy downstairs toilet, spacious lounge and kitchen/diner with built in oven & hob on the ground floor. Upstairs there are 2 good sized bedrooms and a modern bathroom with shower over the bath. The property benefits from electric heating and double glazing. Great location for access to schools, shops and public transport. Viewing is a must! Council tax band B

### Reception Hall

### Cloaks/WC

With toilet and wash hand basin.

### Lounge

14'1" x 12'1" (4.3m x 3.7m)

With useful under stairs storage cupboard.

### Kitchen/Diner

15'8" x 7'10" (4.8m x 2.4m)

Newly fitted with modern, contemporary base and eye level units, built in electric oven/grill, 4 ring electric hob, fitted chimney style extractor hood, French doors to garden.

### First Floor Landing

### Bedroom 1 Front

12'5" x 11'9" (3.8m x 3.6m)

### Bedroom 2 Rear

10'2" x 8'10" (3.1m x 2.7m)

### Bathroom/WC

Newly fitted with white suite comprising panelled bath with shower over, wash hand basin and toilet.

### Outside

Front and rear gardens, communal parking area.

### 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.

