



READINGS

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£895 PCM

91 Glebelands Road, Thurcaston, Leicester, LE4 2WB

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This smart semi-detached house lies in a popular spot to the North of Leicester. It's handy for the outer ring road and Leicester Western by-pass. Inside you'll find a lounge, breakfast kitchen, 2 bedrooms and a modern bathroom. Outside you'll find established gardens and a driveway with parking space. New carpets and decor. Viewing a must! Council tax band B

Reception Lobby

Lounge

12'5" max 8'2" min x 15'1" (3.8m max 2.5m min x 4.6m)

Breakfast Kitchen

12'5" x 8'6" (3.8m x 2.6m)

With base and eye level units, built in oven, hob and extractor fan.

First Floor Landing

Bedroom 1 Rear

10'5" from wardrobe into bed recess x 8'10" (3.2m from wardrobe into bed recess x 2.7m)

With built in wardrobes and cupboards.

Bedroom 2 Front

12'1" x 8'2" (3.7m x 2.5m)

Bathroom/WC

6'6" x 5'6" (2m x 1.7m)

With modern suite comprising panelled bath with shower over, wash hand basin and toilet.

Outside

There's an established lawned rear garden and useful off street parking space.

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.

