



# READINGS

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£950 PCM

301 Avenue Road Extension, Leicester, Leicestershire, LE2 3ER

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What a beauty! This fabulous mid terraced home lies in the fashionable Clarendon Park area of the city with its chic "urban village" feel and great range of local independent shops, bars and restaurants. It's recently been extensively upgraded to include a modern kitchen with built in electric oven and hob. There are 2 reception rooms, 2 double bedrooms and a good-sized bathroom with shower over the bath. The property benefits from gas central heating and double glazing. It has an established rear garden with the bonus of a large outbuilding at the rear which provides useful additional storage. Viewing is a must! Parking permit from the council required between 9:30am-10:30am. Council tax band B

### Front Reception Room

10'9" max x 10'9" (3.3m max x 3.3m)

### Rear Reception Room

14'1" max 10'9" min x 10'9" (4.3m max 3.3m min x 3.3m)

### Kitchen

12'1" x 5'10" (3.7m x 1.8m)

With smart, contemporary styled base and eye level units, built in oven, hob and extractor hood.

### First Floor Landing

### Bedroom 1 Front

14'1" x 12'5" (4.3m x 3.8m)

### Bedroom 2 Rear

11'1" x 9'6" (3.4m x 2.9m)

### Bathroom/WC

8'2" x 7'10" (2.5m x 2.4m)

With panelled bath with shower over, wash hand basin, toilet and combination central heating/hot water boiler.

### Outside

Pleasant rear garden with outbuilding/store.

### 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 details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our 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.

