



37 JOHNSON ROAD
BIRSTALL, LEICESTER, LE4 3AT

£850 Per month
Part furnished

A fantastic opportunity to reside in this bay-fronted **THREE** bedroom semi-detached home situated in the popular area of Birstall, located close to Leicester city centre.

This well-presented property has uPVC double glazing, gas-fired central heating and has recently undergone a scheme of refurbishment to include new carpets throughout, new decoration, a recently install new roof and a newly laid block paved driveway.

The accommodation briefly comprises a lounge with electric fire in surround, kitchen, ground floor cloakroom/w.c., three bedrooms and a bathroom. Outside there is a large lawned garden to the rear and a shared driveway providing off road parking.

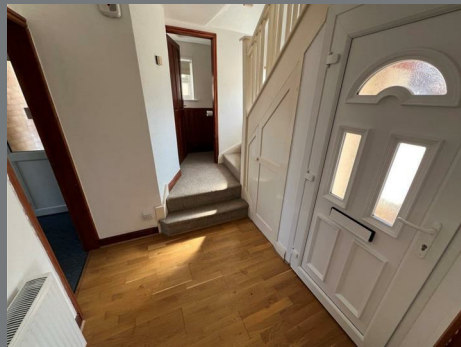
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with cupboard under stairs, laminate flooring and a radiator.

CLOAKROOM/W.C

with white suite comprising w.c. wash basin and radiator.

LOUNGE

17'11 x 9'5

with bay window to front, coal effect electric fire in surround, and a radiator.

KITCHEN

11 x 11

Comprising a range of wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, tiled splashbacks, electric oven with ceramic hob, tumble dryer and a pantry.

STAIRCASE TO FIRST FLOOR LANDING

leading to:-

DOUBLE BEDROOM

11'5 x 11

with a radiator.

DOUBLE BEDROOM

10'11 x 10'4

with airing cupboard housing a hot water cylinder and a radiator.

SINGLE BEDROOM

9'5 x 6'9

with a radiator

BATHROOM

with white suite comprising w.c., wash basin, electric shower in cubicle and a radiator.

OUTSIDE

Large lawned garden to the rear. Garden shed (shed not to be maintained or replaced by landlord). Shared driveway providing off-road parking space.

IMPORTANT TENANCY INFORMATION

Strictly by appointment with Shouler and Sons.

Part-Furnished which typically means carpets and some curtains.

STRICTLY NO PETS PERMITTED.

Council Tax : Charnwood Borough Council - Band C

Deposit : £980

Term : An initial 12 month assured shorthold tenancy is offered thereafter a periodic tenancy.

Services : Main Electric, gas, Water and Drainage.

EPC : Rating D

Internet : ADSL and Fibre.

LOCATION

To locate the property take the A6 Loughborough Road out of Leicester. After passing over the McDonalds roundabout, Johnson Road is the sixth road on the left and the property can be found about 100 yards along on the right hand side

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

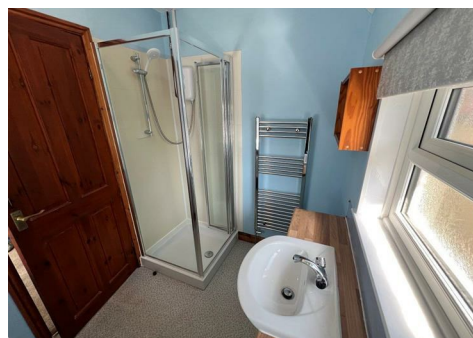
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

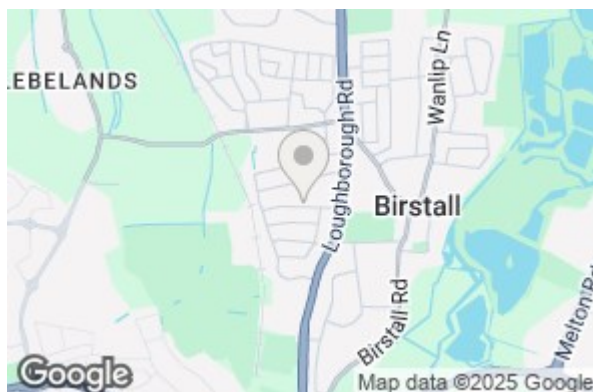
Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).



TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	<p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p>
REDRESS:	<p>Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: https://www.ukala.org.uk/</p>



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

