TOWN GREEN STREET, ROTHLEY, LEICESTER, LE7 7NW

Rent £ 775.00 P.C.M. exclusive

Situated on this popular road in the sought after village of Rothley, is this two Bedroom, End-Terraced House. The property offers unfurnished accommodation to comprise of a Lounge and Kitchen Diner to the ground floor and Two Double Bedrooms and a Family Bathroom to the first floor. Outside there is on-street parking within the vicinity and a shared yard to the rear. The house is set within easy reach within the centre of Rothley meaning access to the local amenities and commuter routes is uncomplicated. Energy Rate E. Council Tax band C. There is a holding deposit of £175.00 that will be required upon successful application for the property. Assuming that all criteria are met, a damage deposit of £890.00 will be required, along with the first months' rent, before the tenancy commences. Available from the 20th Match 2024.

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RING FRECKELTONS on 01509 214564

Residential Lettings

ACCOMMODATION:

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Internal door giving access to:

LOUNGE: 12' 9" x 10' 10" (3.89m x 3.29m) Enclosed window to the front elevation. Ceiling light point. Central heating radiator. Internal door giving access to:

DINING ROOM: 16' 4" x 10' 10" (4.97m x 3.29m) Enclosed window to the rear elevation. Two central heating radiators. Under-stairs storage cupboard and open plan to:

KITCHEN: 8'7" x 6'6" (2.61m x 1.98m). Matching range of base and eye level units with roll edged work surface. Inset sink. Space and plumbing for washing machine. Glazed window and door to the side and rear elevation. Central heating boiler.

LANDING: Ceiling light point. Central heating radiator. Doors giving access to:

BEDROOM 1: 12' 7" x 10' 11" (3.83m x 3.3m) Window to the front elevation. Ceiling light point. Central heating radiator. Walk-in wardrobe off. Glazed window to the front.

BEDROOM TWO: 12' 3" x 10' 9" both max. (3.73m x 3.28m) Glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BATHROOM: Comprising three piece suite to include panelled bath with shower attachment over. W.C. and wash hand basin. Ceiling light point. Glazed window to the side elevation.

OUTSIDE: The property is flush fronted to the road on the corner of Town Green Street and Paddock Close. Access to the rear, which has a block paved wall courtyard area.

DIRECTIONAL NOTE: Proceed out of Loughborough in a southerly direction on the A6 Leicester Road. After the traffic island, take the second exit as sign-posted for Barrow and Sileby. Proceed along the dual carriageway for some distance taking the eventual exit up the slip road as sign-posted for Mountsorrel and Rothley. Take the third exit back over the bridge to the next traffic island, taking the first exit onto Loughborough Road. At the traffic lights, turn right onto Holmfield Lane, which then turns into Fowke Street. Turn left into Anthony Street following the road around to the right, which turns into Town Green Street where Number 67 can be located on the right hand side.

COUNCIL TAX BAND: Council Tax Band C.

RESTRICTIONS: No Pets. No Smokers. No Sharers. There is no guarantee the Landlord will accept you without them being in receipt of an application form. You are welcome to arrange a viewing on the basis that further checks will be made which may result in your application being turned down. You can either fill in an application form or wait for the Landlord's response before you view or arrange to view now but understand that your application may not be accepted.

THE TENANCY AGREEMENT: An assured shorthold tenancy will be offered for an initial 6 month period. We will explain your rights and obligations at the time of sign-up when a security deposit together with the first months rent will be required. This payment must be by bankers draft, pre-printed building society cheque or cash. (However, due to recent changes in legislation we are unable to accept cash over £1,000.)

All tenants must have insurance to cover their contents. Full details of contents insurance will be explained to you at the time of taking up the tenancy.

Ongoing rent is payable calendar monthly in advance by standing order.

If you require any further information please contact our Residential Property Management Department.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful tenants will be asked for identification i.e. a passport, driving licence and recent utility bill. This evidence will be required prior to the preparation of the tenancy agreement.

RESERVATION: If you wish to rent this property after viewing we will require an application form to be completed and returned to the office. We will discuss your application with our landlord. If all criteria is met a holding deposit equivalent to one week's rent will be required upon successful application for the property. Additional paperwork will be provided once the application has been accepted stating the terms and conditions regarding the holding deposit along with the referencing forms.

IMPORTANT NOTE: All dimensions are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Landlord and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. We are members of The Property Ombudsman scheme.

Ground Floor

Kitchen Area

Dining Room

Lounge

Hall

First Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

OnTheMarket.com

The Property Ombudsman

TDS
Tenancy Deposit Scheme
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