



**4 Westleigh Avenue
Leicester
LE3 0HG**



£795 Per calendar month

Putting great property on the map

4 Westleigh Avenue, Leicester, LE3 0HG

Property Description

What a find! A super semi-detached home close to great local amenities, just off Fosse Road/Narborough Road. Benefits include gas central heating and double glazing. Inside you'll find a reception hall, spacious lounge/diner, kitchen, utility room and cloaks/WC on the ground floor. Upstairs there are 3 good bedrooms and a bathroom and separate WC. Outside there's a driveway with off street parking (a real bonus!) and a brick built garage. Front and rear gardens complete the accommodation. Viewing a must!

Available May 2019

Reception Hall

Lounge/Diner 8.6m x 3.8m (28'3" x 12'6")

Kitchen 4.44m x 2.5m (14'7" x 8'2")

Utility Room 2.9m x 2.6m (9'6" x 8'6")

Cloaks/WC

With toilet and wash hand basin.

First Floor Landing

Bedroom 1 Front 4.1m not incl bay x 3.5m (13'5" not incl bay x 11'6")

Bedroom 2 Rear 4.4m x 3.5m (14'5" x 11'6")

Bedroom 3 Front 2.9m x 2.5m (9'6" x 8'2")

Bathroom

With corner bath with fitted diverter shower and wash hand basin.

Separate WC

With low flush toilet.

Outside

Established paved front garden. Side driveway with off street parking, single brick garage, large rear garden with patio and lawn.

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.

Application Procedure and Fees

1. Return the completed application form(s) to us with the relevant fee:

i) Single Application - £220 inc VAT

ii) Joint Application - £280 inc VAT

iii) Guarantor - or Additional Person Application Fee + £70 inc VAT

iiii) Deposit 6 weeks rent payable on your move in date

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. Please note that once the application has been submitted to the referencing company all fees are non-refundable.

4. On the day that you move into the property a sign up fee of £60 inc VAT will be applicable and will need to be paid on the first day of your tenancy along with your first months rent and deposit

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		80		75	
	51			42	



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