

# Hambledon Crescent

Loughborough, , LE11 2SX



Beautifully presented two double bedroom detached bungalow nestled in quiet suburb of Loughborough with off road parking.

£750 pcm

John German

FULL DESCRIPTION John German are pleased to present this delightful two double bedroom detached bungalow nestled in quiet location close to local amenities and road links.

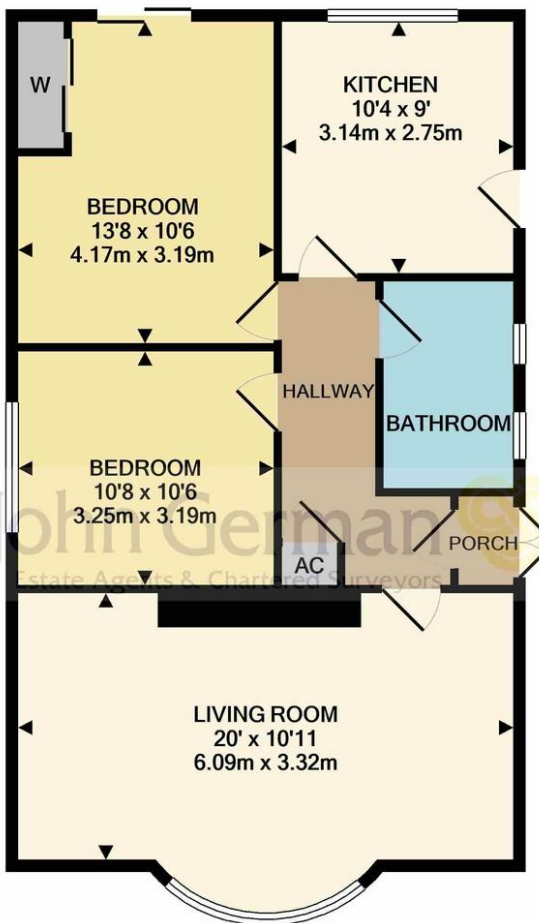
The property is well presented with neutral decoration and carpets throughout and comprises; entrance hallway with accommodation leading off. There is a generous lounge positioned to the front of the property with space for dining table, bay window overlooking the crescent and feature fireplace. Two double bedrooms, one with fitted wardrobes, bathroom with shower over bath and the kitchen completes the accommodation and is positioned to the rear overlooking the garden.

Externally, the property has driveway parking for multiple vehicles, low maintenance front garden and private enclosed rear garden with shed.

**This property is Unfurnished**

**Council Tax Band: C**

Ref: JG

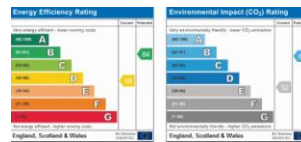


**Agents' Notes**

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

**Referral fees**

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



AWAITING EPC MEDIA

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**