

**146 BEATRICE ROAD, LEICESTER,
LE3 9FG**

£525 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Mid terraced house situated off Fosse Road North to the west of Leicester with upvc double glazing and gas central heating.

ACCOMMODATION

Front Living Room – 12'5" x 11'6" (3.78m x 3.50m)
Laminate flooring.

Rear Living Room – 12'5" x 12'4" (3.78m x 3.76m)
Fireplace and brick plinth for tv stand adjoining, laminate flooring.

Kitchen – 7'6" x 13' (2.29m x 3.96m)
Fitted base and wall units, gas cooker, ceramic tiled floor.

Bedroom 1 – 12'5" x 11'6" (3.78m x 3.50m)
Built-in wardrobe off.

Bedroom 2 – 9'3" x 12'6" (2.82m x 3.81m)

Bathroom – 7'6" x 12'11" (2.29m x 3.94m)
White suite comprising bath, wash basin and w.c., separate shower cubicle with electric shower & glazed door.

Outside

Rear paved yard with brick store and w.c.

TERM

12 month Assured Shorthold Tenancy.

RENT

£525 per calendar month exclusive

DEPOSIT

£625 to be held for the duration of the tenancy

APPLICANT STATUS

Applicants must be in permanent full time employment. We do not accept Housing Benefit claimants or Students.

FEES

A non-returnable credit search charge of £50.00 per person is required with any application. The ingoing tenant(s) will be liable for an Agreement fee of £100.00 at the commencement of the tenancy.

COUNCIL TAX

Band A (Leicester City Council)

ENERGY RATING 56 – (BAND D)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

