

SCHOOL HOUSE, SCHOOL LANE, NARBOROUGH, LEICS, LE19 2GS

£475 pcm exc.



GENERAL DESCRIPTION AND LOCATION

Victorian semi detached property within Narborough's Conservation Area offering generous accommodation and having gas central heating. However it should be noted that the fixtures and fittings are dated and may not meet modern expectations.

ACCOMMODATION

Entrance Hall – 6' x 4'9" (1.83m x 1.45m)
Under stairs cupboard off.

Sitting Room – 13' x 13' (3.96m x 3.96m)
Gas fire, central heating radiator, freestanding bookcase.

Dining Room – 16' x 10'8" (4.88m x 3.25m)
Built-in storage cupboard, central heating radiator.

Kitchen – 9'7" x 6'4" (2.92m x 1.93m)
Double base sink unit, gas cooker.

Ground Floor Bathroom – 11'4" x 7'3" max (3.45m x 2.21m)
Cream suite comprising bath, wash hand basin and w.c., plumbing for washing machine.

Bedroom 1 – 12.2" x 11'3" (3.71m x 3.43m)

Bedroom 2 – 12'5" x 8'1" (3.78m x 2.46m)

Bedroom 3 – 9'2" x 8'10" (2.79m x 2.69m)
Wash basin.
All bedrooms have central heating radiators.

Outside
Garden.

TERM

12 month Assured Shorthold Tenancy.

RENT

£475 per calendar month exclusive

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DEPOSIT

£575 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 incoming tenant(s) will be liable for an Agreement fee of £100.00 at the commencement of the tenancy.

COUNCIL TAX

Band C (Blaby District Council)

ENERGY RATING 51 – (BAND E)

VIEWING

Strictly by arrangement with Jarroms – (0116) 2221999.

