



- Modern home
- Town location
- Local Amenities
- Off-road parking
- Enclosed garden with patio
- Gas central heating and uPVC windows
- Kitchen/Diner
- Unfurnished

This two-bedroom, mid-terrace, modern home is situated in the popular town of Coalville. There are schools, shops, parks and supermarkets within the town and direct access to public transport. The property is situated approximately 3 miles to J22 of the M1 motorway and 5.3 miles to J13 of the A42 and the market town of Ashby. The house consists of an entrance hall, a generous lounge and modern kitchen/diner. On the first floor there are 2 bedrooms and a family bathroom. The rear low maintenance garden is secluded and has a patio there is also a garden shed. This home will appeal to many, including young professionals.

#### Entrance Hall:

The front door opens into a useful entrance porch, a door then leads to the lounge.

Lounge (approx. 3.97m x 4.19m): The room is fitted with ceiling lights, radiator and a decorative fire with surround and. Internal door leading to the kitchen/diner. Stairs in the lounge lead to the first floor accommodation.

#### Kitchen (approx. 2.76m x 4.19m):

Comprising of modern fitted wall and floor cabinets with work tops. Sink with mixer taps and drainer unit positioned under a window that looks out onto the rear garden. Also included is the boiler, an electric oven and hob. Additionally there is space for a fridge and plumbing for a washing machine. Back door leading to the rear garden.

#### First Floor Landing:

Providing access to the family bathroom and both bedrooms. Fully fitted carpet, ceiling light.

**Family Bathroom:**

The bathroom comprises of a 3-piece suite with WC, hand basin and bath unit with shower over. Window to the rear elevation. Wall tiles and ceiling lights.

**Master Bedroom (approx. 2.96m x 4.05m):**

Double bedroom with radiator, ceiling light and window to the rear elevation. Built in storage cupboards. Fully fitted carpet.

**Bedroom 2 (approx. 2.10m x 3.19m):**

Single bedroom with radiator, ceiling light and window overlooking the front elevation. Fully fitted carpet.

**Rear Garden:**

Secluded, low maintenance, with a patio. Boarded with shrubs to all sides. Garden shed.

**Front Garden, Garage and Parking:**

To the front of the house is a small garden laid to lawn with a path leading to the front door. Importantly there is also an allocated off road parking space to the front of the property.

**Viewing Arrangements:**

Please contact our office to arrange a viewing.

**Photographs:**

You should not assume items that are depicted in the photographs are included in the letting of the property.

**Money Laundering, Right to Rent and Referencing:**

Where an offer is accepted, the prospective tenant(s) will be required to confirm their identity and the right to rent by law. We will need to see your driving licence or passport along with recent utility bills to confirm your residence. You will also be subject to reference checks and the landlord's approval and a contract.

**General:**

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential tenants must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

**Tenant Selection:**

Selection is not on a first come, first served basis. The Landlord will decide which tenant(s) they choose when letting the property. If you have any questions relating to the selection criteria, it remains your responsibility to pursue enquiries with us and satisfy yourself of all salient points.

**Agency Fees Apply:**

See the 'Tenant Services' link on our website.

**Affordability:**

You will need to earn a gross annual income equal to or greater than 2.5 times the annual rent amount. If this criterion is not met a guarantor may be required. In this instance an additional fee of £60 inc VAT, per guarantor, will be incurred by you. All tenant(s) and guarantors' will be required to sign the tenancy agreement prior to the commencement of the tenancy. Applications may be rejected legally by the landlord or if our criteria is not met.

**Rent and Deposit:**

Should applicants be accepted for the tenancy, initial rent and a deposit is payable up front, in cleared funds and only via a BACS bank transfer to our account. This will be due before the commencement of the tenancy. Deposits will be held in a government approved Deposit Protection Scheme. All subsequent rent is payable by Standing Order in accordance with the Tenancy Agreement.

These particulars do not constitute any part of an offer or contract and should not be relied upon as statements or representations or fact. Intending purchasers must satisfy themselves of the accuracy of all information and the condition/function of all appliances, fixtures, fittings and installations.

**Price: £530 per month**

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