



41 JOHNSON ROAD
BIRSTALL, LEICESTER, LE4 3AT

£850 Per month
Unfurnished

A fantastic opportunity to reside in this well presented and spacious three bedroom semi-detached property located in the popular village of Birstall on the outskirts of Leicester.

The property benefits from recent redecoration throughout, a large garden to the rear, gas-fired central heating and uPVC double glazing throughout. The accommodation briefly comprises an entrance hall, lounge, dining kitchen, ground floor w.c., three bedrooms, and a bathroom. Outside there is a large rear garden and off-road parking to the front. The property would provide ideal accommodation for a professional individual or couple.

Birstall is a thriving suburb of Leicester offering good bus links to the city centre, local amenities and road links to the A1.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House - Semi-Detached



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with a radiator and stairs to first floor landing.

GROUND FLOOR W.C. with w.c., wall mounted wash basin, tiled splashbacks, radiator, and vinyl flooring.

LOUNGE (17.11 x 11.4 ft) with a radiator and electric fire with wooden surround.

DINING KITCHEN (10.10 x 10.2 ft) with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, electric integrated hob, integrated electric oven, stainless steel extractor fan, freestanding dishwasher, freestanding Tumble Drier, space for washing machine, tiled splashbacks, wall mounted Worcester Bosch Boiler and a walk in pantry.

DOUBLE BEDROOM (11.4 x 11.0 ft) with built in wardrobes and a radiator.

DOUBLE BEDROOM (10.3 x 10.11 ft) with a built in wardrobe, built in cupboard housing immersion heater, and a radiator.

SINGLE BEDROOM (9.5 x 6.09 ft) with a radiator and loft hatch (not to be used for storage).

BATHROOM comprising w.c., wash basin in vanity unit, bath with mixer shower, tiled splashbacks, heated towel rail and vinyl flooring.

OUTSIDE Lawned rear garden with patio area. Timber shed (not to be maintained or replaced by landlord), Driveway providing off-road parking for one car.

LOCATION

To locate the property from Leicester, take the A6 Loughborough Road out of the city. After passing over the McDonalds roundabout, Johnson Road is the sixth road on your left. The property can be found about 100 yards along on your right hand side

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and SOME CURTAINS ONLY.

Council Tax : Leicester County Council : Band C.

Deposit : £980

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : D

STRICTLY NO PETS PERMITTED.

Viewings : Strictly by appointment with Shouler & Son.

Internet : ADSL and Fibre available.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

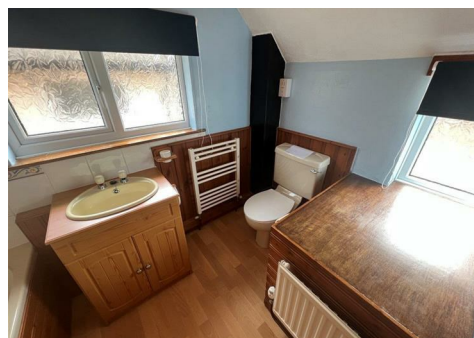
Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

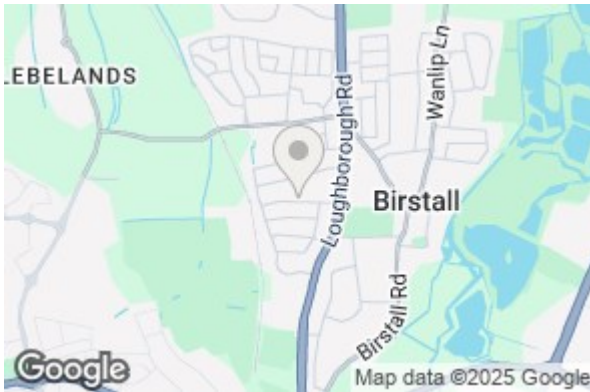
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£850 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£980
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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