



Wilson Drive
Loughborough, LE11 2RW

£725 pcm

Property Features

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- 14FT X 11FT LOUNGE
- 13FT KITCHEN
- DOWNSTAIRS W.C.
- REAR GARDEN
- ALLOCATED PARKING SPACE

Full Description

* FURNISHED OR UNFURNISHED * NO PETS * This nearly new end townhouse benefits from TWO DOUBLE BEDROOMS, modern family bathroom, 13FT KITCHEN, downstairs w.c. and 14FT X 11FT LOUNGE, with French doors leading out into the garden. Outside there is a parking space to the rear of the garden. Please note, garage is not included.

ENTRANCE HALL

Front door into entrance hall with radiator, doors to downstairs W.C., kitchen and lounge diner and stairs to first floor.

DOWNSTAIRS W.C.

Fitted with two piece suite comprising close coupled W.C. and wash hand basin, and radiator.

KITCHEN

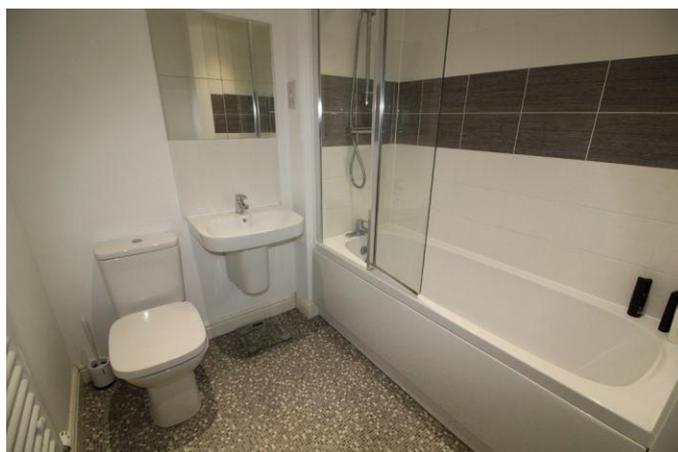
13' 4" x 7' 6" (4.06m x 2.29m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, integrated fridge freezer, under counter space and plumbing for washing machine, cupboard housing boiler, radiator and PVCu double glazed window to front elevation.

LOUNGE DINER

14' 5" x 11' 10" (4.39m x 3.61m)

PVCu double glazed window to rear elevation, radiator and PVCu double glazed French doors leading out into the garden.



LANDING

Built in storage cupboard, loft access and doors to all bedrooms and bathroom.

BEDROOM ONE

12' 4" x 10' 3" (3.76m x 3.12m)

PVCu double glazed window to rear elevation, radiator and built in wardrobes.

BEDROOM TWO

10' 6" x 9' 1" (3.2m x 2.77m)

PVCu double glazed window to front elevation, radiator and built in wardrobes.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower screen and showerover, and ladder style radiator.

OUTSIDE

To the side of the property is a gate giving access to the rear. To the rear of the property is a lawn garden and stone area with patio and path leading to the bottom gate which gives access to the parking space.



Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Internal photographs

It should not be assumed that items shown in our photographs are included in the let of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective tenants should satisfy themselves by inspection or otherwise to their accuracy. No individual within this letting agency has the authority to make or give any warranty in respect to the property.



HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or deed of guarantee) within 15 calendar days.

SECURITY DEPOSIT

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

LOST KEYS

Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

VARIATION OF CONTRACT

£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

EARLY TERMINATION AT TENANT'S REQUEST

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

