



**Ratcliffe Road**  
Loughborough, LE11 1LG

**£795 pcm**

# Property Features

- UPGRADED MID TERRACE HOUSE
- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM
- NEW FLOORING AND CARPETS
- SECURE PARKING AT REAR

## Full Description

DECEPTIVELY SPACIOUS, UPGRADED, FRESHLY DECORATED with NEW CARPETS and FLOORING throughout this LOVELY MID TERRACE VILLA, in a convenient location, ticks all the boxes of a COMFORTABLE FAMILY HOME. To the ground floor the entrance hall leads to the LOUNGE, having archway to the DINING ROOM, REFITTED DINING KITCHEN and downstairs WC. Upstairs the landing gives way to THREE GENEROUS BEDROOMS and spacious family bathroom. A rare ADDED BONUS of this type of home is the SECURE OFF ROAD PARKING access to the rear.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator, wood laminate flooring and doors into lounge and dining room.

### LOUNGE

13' 2" x 10' 9" (4.01m x 3.28m)

PVCu double glazed window to front elevation, built in storage cupboard, radiator, wood laminate flooring and archway into dining room.

### DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m)

PVCu double glazed window to rear elevation, radiator, continuation of wood laminate flooring and door into kitchen.

### KITCHEN

15' 0" x 8' 0" (4.57m x 2.44m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, cupboard concealing wall-mounted boiler, space for fridge/freezer, under-counter space and plumbing for washing machine, radiator, two PVCu double glazed windows to side elevation, door into downstairs w.c. and external door to side elevation.



#### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising low flush w.c. and wash hand basin, and radiator.

#### LANDING

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

#### BEDROOM ONE

13' 11" x 13' 3" to wardrobes (4.24m x 4.04m)

Two PVCu double glazed windows to front elevation, radiator and fitted wardrobes and overhead cupboards.

#### BEDROOM TWO

13' 2" x 9' 10" (4.01m x 3m)

PVCu double glazed window to rear elevation and radiator.

#### BEDROOM THREE

10' 9" x 8' 10" (3.28m x 2.69m)

PVCu double glazed window to rear elevation and radiator.

#### BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower screen and shower over, and PVCu double glazed window to side elevation.

#### OUTSIDE

To the rear of the property is a paved courtyard garden enclosed by brick walls, with secure wooden gates leading to the private parking, which can be accessed via Towpath Close.

#### GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie 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

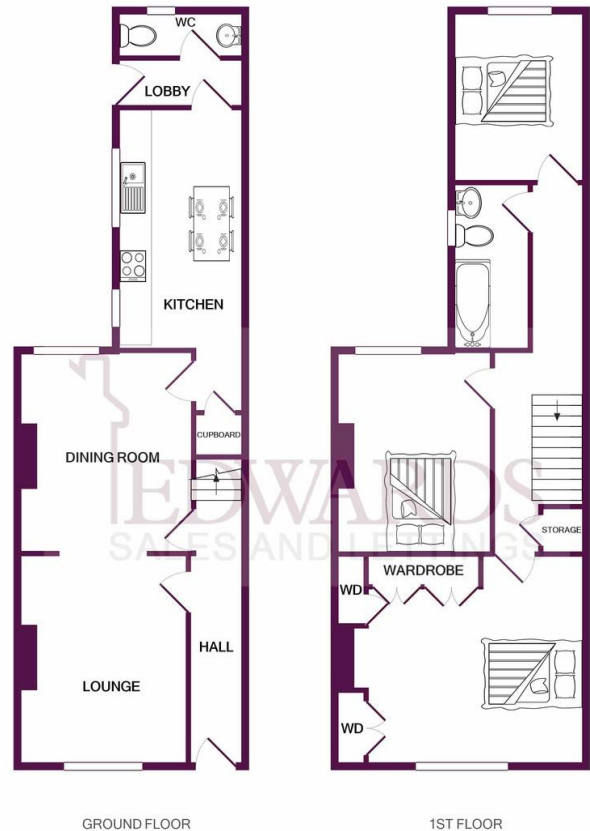
Tenants are liable to the actual cost of replacing lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord or any other persons requiring keys will be charged to the tenant.

## VARIATION OF CONTRACT

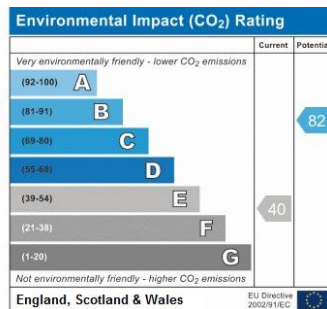
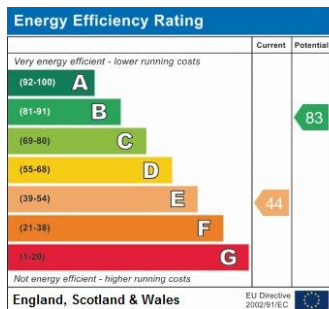
£50 inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

