



**9 Duncan Road  
Leicester  
LE2 8EG**



**£650 Per calendar month**

*Putting great property on the map*

# 9 Duncan Road, Leicester, LE2 8EG

## Property Description

Wow! This spacious villa lies in a great spot, just off Aylestone Road. It's within walking distance to Granby primary school, which is a bonus if you've got young children! One of the main features about it is the off road parking to the rear- a real benefit! Inside you'll find 2 good reception rooms, a galley style kitchen and useful wet room with shower. Upstairs there are 2 bedrooms and a bathroom/WC with claw and ball bath. A small paved front forecourt, together with a long rear garden, with the aforementioned parking beyond that complete the accommodation. Viewing a must! Available November 2019. No Pets

**Front Reception Room 3.6m not incl bay x 3.4m (11'10" not incl bay x 11'2")**

**Rear Reception Room 3.6m x 3.4m max (11'10" x 11'2" max)**

**Kitchen 4.1m x 1.8m (13'5" x 5'11")**

With good range of base and eye level units.

**Wet room/WC 1.9m x 1.7m (6'3" x 5'7")**

With shower and toilet.

## First Floor Landing

**Bedroom 1 Front 3.4m x 3.6m max into wardrobes (11'2" x 11'10" max into**

**Bedroom 2 Rear 3.6m x 2.5m (11'10" x 8'2")**

**Bathroom/WC 2.4m x 1.8m (7'10" x 5'11")**

With cast iron bath with claw and ball feet, wash hand basin and toilet.

## Outside

Small paved area to the front. Nice rear garden with parking accessed from Hampshire Road to the rear.

## Application Procedure and Fees

1. Return the completed application form(s) to us along with your passports and proof of your address.

2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!

3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company.

4. On the day that you move into the property you will need to pay your first months rent and deposit

i) Deposit is 5 weeks rent payable on your move in date

## Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 60, Potential 78  
Environmental Impact (CO<sub>2</sub>) Rating: Current 73, Potential 54



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**READINGS**