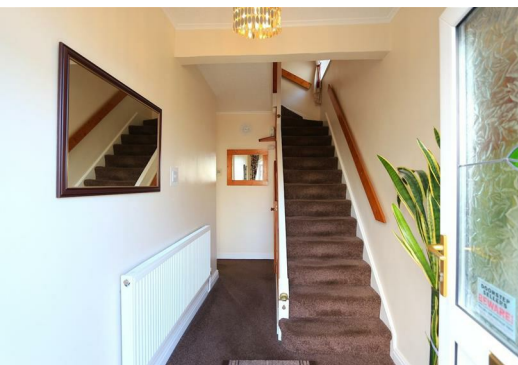




Rockley Road,
Leicester, Leicestershire, LE4 0GJ
£775 PCM



Newton Fallowell are excited to offer to the market this 3 bedroom semi detached property benefiting from double glazing, central heating and neutrally decorated throughout. The well presented accommodation is accessed via the hallway, through lounge/dining room and a fully fitted kitchen with a gas cooker. On the first floor we have a landing with three bedrooms and family bathroom. Outside the front of the property benefits from off road parking. To the rear there is a well maintained garden.

Viewing Arrangements

Viewings are strictly by appointment only. Please call one of our lettings experts on 0116 366 5666.

Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000).

How To Apply?

Prospective renters will be asked to visit our office and provide us with photo I.D. (e.g. Passport), proof of address (e.g. Current utility bill, driving license, bank statement etc) and proof of income (3 wage slips dating back to the last 3 months).

Please be as honest as possible when applying for a rental property. For example, if you believe that you have bad credit, then please let us know as it will only show up on your credit check!

We will always discuss your situation with the landlord for their approval before applications are submitted to you. If they are happy, we will submit the applications to you via email.

Money Laundering


In line with current money laundering regulations, prospective tenants will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a tenancy can be agreed.


Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an agreement. Intending renters should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Thinking Of Renting Your Property?

If you have a house to rent then we would love to provide you with a free no obligation valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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www.newtonfallowell.co.uk