



23 HATHERSAGE CLOSE
GRANTHAM, NG31 7GP

£650 Per month
Part furnished

VIEWINGS ON HOLD DUE TO HIGH AMOUNT OF INTEREST. A modern two bedroom mid terrace property located just off Springfield Road on the south side of the town. Benefitting from contemporary décor, the accommodation comprises two double bedrooms, a bathroom with white suite and shower, modern kitchen with built-in oven, lounge and ground floor w.c.. The property also has uPVC double glazing and gas central heating. Grantham benefits from excellent transport links due to its proximity to the A1 and direct rail links to London.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Leave Melton via Thorpe Road and take the A607 to Grantham. At the crossroads, turn right into Springfield Road and right again into Caunt Road. Take the second left into Hathersage Close and follow the road round. Number 23 will be found on your left hand side.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door to front and radiator. Open to:-

KITCHEN

with a range of modern wall and base units, 1 ½ stainless steel sink and drainer unit set in a wood effect laminate work surface, inset Zanussi gas hob with electric fan oven under and pull-out extractor fan over, plumbing for a washing machine, space for fridge/freezer and high gloss tiled floor.

LOUNGE

with patio doors to rear, under stairs cupboard and two radiators.

GROUND FLOOR W.C.

with white suite comprising wash basin and w.c., tiled splash back and a radiator.

STAIRCASE AND FIRST FLOOR LANDING

with a radiator

FRONT DOUBLE BEDROOM

with fitted wardrobe and a radiator.

REAR DOUBLE BEDROOM

with a radiator.

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled splash back and a radiator.

OUTSIDE

Slates to front garden.

Lawned garden with patio, timber shed and rear gate.

One allocated off-road parking space accessed through the archway to the side of the property.

FURNISHINGS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

PETS

A SMALL DOG WOULD BE CONSIDERED at the discretion of the landlord and

upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.

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

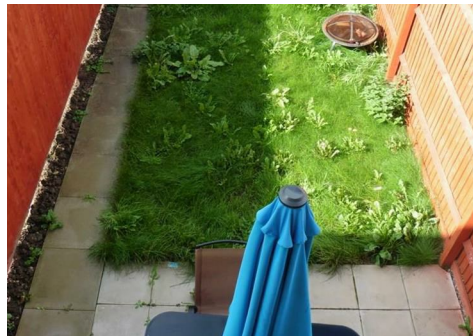
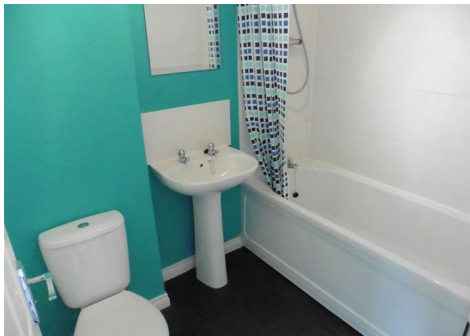
REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

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

VIEWINGS

Strictly by appointment with Shouler and Sons.



TERMS

| | |
|---------------------|--|
| RENT: | £650 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £750 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band A |
| EPC: | This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: http://www.epcregister.com/ |
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Melton Mowbray, Leicestershire LE13 1QF

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 79 | 81 |
| (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 | |