



32 WICKLOW AVENUE

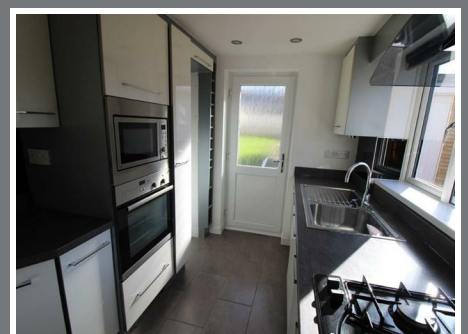
MELTON MOWBRAY, LE13 1DY

Per month

£800 Per



An immaculately presented three bedroom semi detached residence located on this sought after estate on the south side of Melton Mowbray. The property benefits from new carpets to the bedrooms, gas central heating, uPVC double glazing and off street parking for 3-4 cars. In brief the property comprises of entrance porch, hallway, lounge, dining room, kitchen, three bedrooms, bathroom, single garage and rear garden. It would ideally suit a professional single person our couple.



House - Semi-Detached

ACCOMMODATION

ENTRANCE PORCH

With door to entrance hall

ENTRANCE HALL

with radiator, stairs to first floor landing and under stairs store cupboard.

LOUNGE

With radiator, gas fire in solid wood surround and archway through to dining room.

DINING ROOM

with sliding patio doors to garden and radiator.

KITCHEN

A modern fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, 5 burner gas hob, extractor fan, integrated electric oven, integrated microwave, stainless steel sink, space for fridge freezer, door to garden, large pull out pantry unit, tiled flooring, kickspace electric heater and integrated washing machine (not to be maintained, disposed of or replaced by the landlord).

BEDROOM ONE

A single bedroom with radiator and cupboard housing gas combi boiler.

BEDROOM TWO

A double bedroom with radiator.

BEDROOM THREE

A double bedroom with radiator and airing cupboard.

BATHROOM

A family bathroom with a three piece suite comprising of panelled bath with mixer shower over, sink in vanity unit, low flush WC, tiled splashbacks, heated towel rail, vinyl flooring.

OUTSIDE

There is a single garage to the rear along with a garden mainly laid to lawn with 2 patio areas. To the front there is a small lawned garden and off street parking for 3-4 cars.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX:

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION

: To locate the property proceed out of Melton Mowbray on Burton Street turning into Burton Road. Proceed over the bridge and then take the third turning on your left into Wicklow Avenue. The property can be found 50 yards on your right hand side just after the turning to Hunters Road.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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			
(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	