



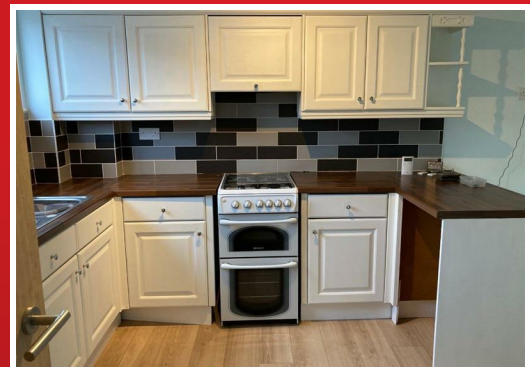
115 WEST AVENUE
MELTON MOWBRAY, LE13 0JH

£675 Per month
Part furnished

A fantastic opportunity to reside in this spacious and well presented mid terraced three bedroom property with views over paddock land to the rear located on a popular residential street in Melton Mowbray. The property benefits from uPVC double glazing, gas central heating, solid wood doors throughout and off road parking to the front. ***AVAILABLE NOW***

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

3 bedroom House



LOCATION : To locate the property proceed out of Melton on Asfordby Road. Take the fifth turning on your right into West Avenue and proceed up the road. The property can be found on your left hand side shortly after the turning for Charnwood Drive.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via uPVC door, stairs to first floor landing, laminate flooring and radiator.

DOWNSTAIRS WC

With low flush WC and tiled flooring.

LOUNGE

15'01 x 11

A large room with radiator, gas fire, sliding patio doors to the conservatory.

CONSERVATORY

With panelled radiator and sliding patio doors to side passage and uPVC door to garden.

DINING/KITCHEN

17'05 x 7'05

Comprising of a range of eye and base level units, laminate wood effect work surfaces, space and plumbing for washing machine, stainless steel sink, freestanding hotpoint gas oven and hob, overhead extractor fan, space for undercounter fridge freezer, radiator, tiled splashbacks, laminate flooring and sliding patio doors to conservatory.

BEDROOM ONE

11'03 x 11'01

A double bedroom with radiator and cupboard housing the gas combi boiler.

BEDROOM TWO

11'06 x 10'03

A double bedroom with radiator and built in wardrobes.

BEDROOM THREE

6'10 x 9'11

Single room with radiator.

UPSTAIRS SHOWER ROOM

A modern 2 piece suite comprising of walk in shower enclosure with electric shower, sink in unit, tiled walls, heated towel rail and vinyl flooring.

OUTSIDE

Outside the property has off street parking to the front for 2 cars. To the rear there is a mature well planted garden mainly laid to lawn overlooking paddock land. There is a brick built storage outhouse and a timber garden shed (shed not to be maintained or replaced by landlord).

SMALL PETS (DOGS) CONSIDERED AT DISCRETION OF LANDLORD AT £25 PCM EXTRA ON RENT.

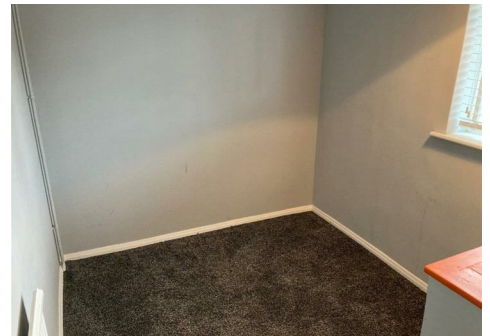
Please note that this property is to let **PART FURNISHED** which generally means carpets/floor coverings and curtains only.

TERM: One year shorthold tenancy is offered.

SERVICES: Mains electricity, Gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

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/>



TERMS

RENT:	£675 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£775
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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- AVAILABLE NOW
- ENCLOSED GARDEN
- VIEWS OVER PADDOCK LAND
- THREE BEDROOMS
- WELL MAINTAINED
- UPVC DOUBLE GLAZING
- LOW EPC RATING
- LOW COUNCIL TAX BAND

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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			83
(81-91) B			
(69-80) C		70	
(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	