



2 MEADOW WAY

MELTON MOWBRAY | LEICESTERSHIRE | LE13 1DT

A three-bedroom semi-detached property in the Market Town of Melton Mowbray.

Recently redecorated throughout, which Benefits from off road parking to the front, garden to the rear and a single garage.

TO RENT £1,100 per calendar month

Edward Megginson

Brown&Co

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BROWN & CO

Property and Business Consultants

DESCRIPTION

GROUND FLOOR

Kitchen – 3.05m x 2.26m

Living Room – 3.83m x 5.10m

Dining Room – 2.73m x 3.29m

FIRST FLOOR

Bedroom 1 – 1.98m x 2.39m

Bedroom 2 – 3.93m x 3.00m

Bedroom 3 – 2.99m x 3.31m

Bathroom – 1.95m x 1.78m

The above measurements are approximate.

A desirable three-bedroom semi-detached property located in the Market Town of Melton Mowbray. The property benefits from off-street parking, a single garage and a garden to the rear. The property is to be rented unfurnished.

SERVICES

The property benefits from mains water, electricity and drainage. The heating is via gas fired central heating.

RENT

£1,100 per calendar month in advance, exclusive of all outgoings including council tax.

DEPOSIT

£1,260 to be held with the Deposit Protection Service.

TERM

Initial 6 month Assured Shorthold Tenancy is offered and thereafter from month to month.

ENERGY PERFORMANCE CERTIFICATE

The Energy Efficiency Rating is D - 68

COUNCIL TAX

The Council Tax Band is B

VIEWING

Strictly by appointment through the Agents:

Brown&Co, Leicester – 0116 289 4719

PAYMENTS

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payment. Please note we will not release keys until we have received confirmation that the funds have been cleared, and the tenancy is signed. Thereafter, payment of rent will be by standing order.

TENANT PROTECTION

Brown & Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.



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