



33 BROOK STREET
MELTON MOWBRAY, LE13 1AB

£650 Per month
PART-FURNISHED

A well presented spacious bay fronted three bedroom end terrace period property conveniently located close to the town centre. The property benefits from full redecoration throughout, new carpets, uPVC double glazing and gas central heating. The property comprises of two reception rooms, kitchen, WC, bathroom, three bedrooms, garden and has residents parking available nearby.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

House - End Terrace

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL
with a radiator

LOUNGE
12'2 x 12
with bay window and a radiator.

DINING ROOM
12'3 x 11'04
with built-in cupboard and a radiator.

KITCHEN
with stainless steel sink unit set in black slate effect roll top laminate work surfaces with tiled splashbacks, vinyl flooring, wall and base units including space for fridge freezer and oven and an under stairs cupboard.

UTILITY ROOM
with plumbing for washing machine and a radiator. Vinyl flooring.

CLOAKROOM
with low flush W.C.

STAIRCASE AND FIRST FLOOR LANDING
leading to:-

FRONT DOUBLE BEDROOM
11'11 x 12'02
with feature cast iron fireplace (for decorative purposes only), built-in cupboard and a radiator.

FRONT SINGLE BEDROOM
11'10 x 6'6
with a radiator

REAR DOUBLE BEDROOM
12'04 x 9'05
with a radiator

BATHROOM
with white suite comprising panelled bath with fitted electric shower over, pedestal wash basin and low flush w.c., wall mounted Ideal gas-fired central heating boiler and a radiator

OUTSIDE
There is a small garden to the front, to the rear there is a good sized patio garden with a timber garden shed (not to be maintained or replaced by the landlord). There is also parking available to the car park off of Saxby Road (non allocated).

TERMS

RENT: £650 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £750

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A

EPC: This property has an Energy Performance Efficiency Rating Band D
Ref
A full copy of the EPC is available upon request or can be downloaded from:
<https://find-energycertificate.digital.communities.gov.uk/>

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/>

STRICTLY NO PETS

LOCATION

At Thorpe End traffic lights, take Saxby Road and immediately turn right into Brook Street. The property is situated approximately 100 yards along on the left-hand side.



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

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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		